



Friday, August 15, 2025 @ 9:00 AM
Altoona City Hall – 1301 12th Street, 4th Floor Common Room

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA (RA)

I. CALL TO ORDER

II. PRESENTATION

III. PUBLIC COMMENT

IV. REGULAR BUSINESS

1. Administration
 - a. Approval of RA Minutes – Meeting of July 18, 2025
 - b. Approval of RA Financial Reports – July 31, 2025
2. Discussion
3. Action Items
 - a. Motion to appoint Christopher McGuire as Interim Executive Director of the Redevelopment Authority of Altoona for a term not to exceed one year.
 - b. Motion to approve the application by DERT Enterprise LLC for a loan in the amount of \$50,000.00 for 15 years at 1.00% for the purpose of exterior improvements at the property located at 816 Chestnut Avenue, Altoona, PA 16601 through the Redevelopment Authority Improvement Loan Program and authorize Stephen J. McKnight, President & CEO of ABCD Corporation, as agent for the City of Altoona's Redevelopment Authority to execute all documents to effectuate the same.
4. Management Report
5. Other Redevelopment Authority Business
6. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
July 18, 2025

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, July 18, 2025 at 9:00 AM in the 4th floor Common Room in Altoona City Hall.

Members Present: Vice-Chairman Allen Thompson; Mayor Matthew Pacifico; Councilman Ron Beatty, Jessica Sprouse

Members Absent: Chairman Richard Fiore

Staff Present: Solicitor Patrick Fanelli; Diana White, Deputy Director, Community Development; Adam McCoy, Accounting Manager, Community Development; James Trexler, Housing Program Manager, Community Development; Sabrina Appel-McMillen, Planning and Development Manager, Community Development; Nate Kissell, Director, Public Works; Chris McGuire, City Manager; Josh Kaufman, Codes Supervisor/Blight Manager, Codes & Inspections; Bette Fischer, Clerical Associate III, Community Development.

Guests Present: Don Rossman, ARROW Solutions, LLC; Tyler Young, Matish Properties; Zach Matish, Matish Properties; Bill Kibler, Altoona Mirror.

I. REDEVELOPMENT AUTHORITY OF ALTOONA MEETING – CALL TO ORDER

The meeting was called to order by Vice-Chairman Thompson at 9:00 AM.

II. PRESENTATION

None.

III. PUBIC COMMENT

None.

IV. REGULAR BUSINESS

1. Administration

- a. **Approval of Minutes:** Vice-Chairman Thompson asked the board if everyone received and reviewed the minutes that were distributed in the board packet. **Motion was made by Mayor Pacifico to approve the minutes of the June 20, 2025 Redevelopment Authority of Altoona meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

- b. **Approval of Financial Report.** Mr. McCoy reviewed the financial report. **Motion was made by Mayor Pacifico to accept the financial report for June 30, 2025, as presented. Ms. Sprouse seconded the motion. Motion passed unanimously.**

2. Discussion

None

3. Action Items

RAIL Program Guidelines – There was a brief discussion about the proposed revisions to the InTown Housing Program guidelines establishing the Redevelopment Authority Improvement (RAIL) Program. The board noted that “commercial buildings” should be clarified as “commercial/mixed use buildings” and the chairman should be added to the contact list.

Councilman Beatty made the motion to approve the revised Intown Housing Program guidelines, now to be known as the Redevelopment Authority Improvement Loan (RAIL) Program, as amended, and further authorizing the Chairman or his designee to take any/all actions necessary to effectuate said program. Mayor Pacifico seconded the motion. Motion passed unanimously.

4. Management Report

None.

5. Other Redevelopment Authority Business -

Ms. Sprouse read a letter she received from a city resident in support of Orchard Park into the minutes.

6. Adjournment

Motion was made by Mayor Pacifico to adjourn the Altoona Redevelopment Authority meeting at 9:10 AM. Motion was seconded by Councilman Beatty. Motion passed unanimously.

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures
For the period starting July 1, 2025 and ending July 31, 2025

	Balance 7/1/2025	Revenues July-25	Disbursements July-25	Balance 7/31/2025
	\$0.00	\$0.00	\$0.00	\$0.00

CDBG FUNDS

	Annual Interest Rate				
CDBG TOTAL		\$0.00	\$0.00	\$0.00	\$0.00
CASH ACCOUNTS					
Contingency (U)	3.69%	\$13,747.81	\$40.94	\$2.07	\$13,786.68
In-Town Housing (R)	3.70%	\$210,160.48	\$2,475.26	\$0.00	\$212,635.74
RA City Contingency	3.73%	\$65,334.92	\$203.11	\$261.00	\$65,277.03
CASH TOTAL		\$289,243.21	\$2,719.31	\$263.07	\$291,699.45

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements July 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
CONTINGENCY FUND					
7/17/2025	1012	25-0005881	City of Altoona	\$ 2.07	June 2025 Postage
				<u>\$ 2.07</u>	
INTOWN HOUSING					
No Activity				<u>\$ -</u>	
RA CITY CONTINGENCY					
7/17/2025	1015	10369	Fanelli Legal	\$ 261.00	Solicitorship June 2025
				<u>\$ 261.00</u>	
TOTAL				<u>\$ 263.07</u>	

Treasurer Signature: _____

2025 REDEVELOPMENT AUTHORITY OF ALTOONA BUDGET

As of July 31, 2025

CASH ACCOUNTS

	Monthly Expenditures												YTD	YTD Income
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.69	\$ 32.96	\$ 2.07						\$ 35.72	\$316.10
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$11,035.84
\$130.50	\$478.50	\$536.50	\$192.03	\$188.50	\$426.75	\$261.00							\$2,213.78	\$903.62
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$50,000.00
\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$459.71	\$263.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,249.50	\$62,255.56

EXPENSES

	2025 BUDGET	BALANCE	Monthly Expenditures												YTD
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Legal - Real Estate/Project	\$4,137.80	\$3,819.80	\$ -	\$ 87.00	\$ -	\$ -	\$ -	\$ 231.00	\$ -						\$ 318.00
Legal - Board Meetings, Policy	\$7,000.00	\$5,104.22	\$130.50	\$391.50	\$536.50	\$192.03	\$188.50	\$ 195.75	\$261.00						\$ 1,895.78
Audit - RA	\$4,000.00	\$4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Intown Housing Program (R) Loans	\$203,038.91	\$203,038.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Office Expense	\$1,000.00	\$997.24	\$ -	\$ -	\$ -	\$ -	\$ 0.69	\$ -	\$ 2.07						\$ 2.76
Misc. Expense	\$7,701.00	\$7,668.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32.96	\$ -						\$ 32.96
Staffing Cost	\$50,000.00	\$50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
Total Expenses:	\$272,739.91	\$274,628.21	\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$ 459.71	\$263.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,249.50

InTown Housing Loans

Green Avenue Properties - Randy Green		
	3.99%	
Original Loan:	Pmt: \$369.59	March-16
	\$50,000.00	
Current Balance:	\$22,480.93	July 31, 2025
Status:	Current	
Vicini Realty - Michael Columbo, Jr.		
	3.99%	
Original Loan:	Pmt: \$739.19	November-14
	\$100,000.00	
Current Balance:	\$34,560.93	July 31, 2025
Status:	Current	

CREDIT ANALYSIS

BORROWER NAME: DERT Enterprise LLC

GUARANTORS: Samuel J McCloskey, II
Samuel J McCloskey
Wendy A McCloskey

DESCRIPTION OF CURRENT REQUEST OR REASON FOR WRITE-UP:

\$50,000 – Redevelopment Authority Improvement Loan – 15 years, @ 1.00%, secured with a second mortgage lien and assignment of rents and leases on subject real estate located at 816 Chestnut Avenue, Altoona, PA behind the ABCD loan.

Additional financing will be provided from the following sources:

\$200,000 – ABCD Corporation

\$215,000 – Borrower Cash

BACKGROUND, MANAGEMENT, AND NEW DEVELOPMENTS:

Sam McCloskey started McCloskey Builders in Altoona over 30 years ago and specializes in construction of custom single-family homes with price points of typically \$600,000 and up. McCloskey's commercial construction experience includes office buildings, medical offices, schools, retail buildings and bank branch offices.

Most recently, ABCD financed the Park Place Altoona Realty residential project in the Juniata section of Altoona, where Mr. McCloskey is introducing a series of market-rate, well-appointed units to the Altoona housing market.

Current Project:

Sam McCloskey has purchased the former Myer Bros. Florist building at 816 Chestnut Avenue in Altoona. Situated between the Altoona Water Authority building and Altoona Lung Specialists, the building has been vacant for a number of years.

Mr. McCloskey plans on transferring the building to Dert, LLC, a real estate holding entity owned 100% by his son, Sam, Jr. Sam, Jr. will renovate the property into Class-A office space, to include a complete renovation of the building façade. Sam, Jr. recently moved back to Blair County from Colorado and works for McCloskey Builders full-time.



Photos of the building “as-is” compared to project renderings are below:





As shown above, the building will be remodeled into flexible commercial space and bring a modern look to downtown Altoona. The exterior will consist of new black windows, contemporary siding panels and brightened brick façade. Interior will include white box space with new wall framing that allows for flexibility for future tenants.

Sam McCloskey, II along with his parents, Sam and Wendy McCloskey will be providing personal guarantees on the requested financing.

Sources		Uses	
Redevelopment Authority Loan	\$ 50,000	Building Purchase	\$ 190,000
ABCD Corp	\$ 200,000	Façade Improvements	\$ 65,000
Borrower Cash Injection	\$ 215,000	Roof	\$ 65,000
		Exterior Utilities, Paving, Concrete	\$ 25,000
		Interior Renovations	\$ 60,000
		Mechanical, Plumbing, Electric	\$ 45,000
		Contingency	\$ 15,000
Total:	\$ 465,000	Total:	\$ 465,000

DETR, LLC

Type of Business: Limited Liability Corporation
Ownership: Samuel McCloskey, II 100%
Line of Business: Office leasing
Market Area: Altoona
Largest Customers: N/A

COLLATERAL EVALUATION:

The Redevelopment Authority loan will be secured by a second mortgage lien position on the subject property.

While an appraisal has not been completed, staff has estimated the value of the property based on the current assessed value plus 50% of the improvement costs.

The resulting LTV on the Redevelopment Authority loan is expected to be 72%:

Asset	Value	Loan Amount	LTV
816 Chestnut - Assessed	\$ 211,800		
Discounted Renovation Value	\$ 137,500		
Estimated Total Value	\$ 349,300		
ABCD Corp		\$ 200,000	57%
RA Loan		\$ 50,000	72%

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

V. CALL TO ORDER

VI. PUBLIC COMMENT

VII. REGULAR BUSINESS

1. Administration

- a. Approval of LB Minutes – Meeting of July 18, 2025
- b. Approval of LB Financial Reports – July 31, 2025

2. Action Items

- a. Motion to enter into a Property Agreement retroactive to the date of signature for the conveyance by quit claim deed of the parcel located at **619 4th Avenue, Altoona, PA** (Parcel #01.08-03.-024.00-000) in accordance with the terms stipulated in said Agreement to **Luther Lawn Service** of 2012 Whispering Pines Lane, Duncansville, PA 16635 and further authorizing the Chairman to execute and the Secretary to attest to same.
- b. Motion to approve the conveyance by quit claim deed of the property located **835 8th Avenue, Altoona, PA 16602** (Parcel #01.02-04.-049.00-000) to **Rodney M. and Kathryn Sue Eckard** of 822 7th Avenue, Altoona, PA 16601 for the amount of **One Hundred Dollars (\$100.00)** for the purpose of side lot beautification, and further authorizing the Chairman to execute the deed and the Secretary to attest to same.

3. Management Report

- a. ARROW Report - DJ Rossman

4. Board Discussion Items and Announcements

5. Other Land Bank Business

VIII. ADJOURNMENT

IX. EXECUTIVE SESSION

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
July 18, 2025**

I. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Vice-Chair Thompson at 9:10 AM.

II. PUBLIC COMMENT

None.

III. ALTOONA CITY LAND BANK BUSINESS

1. Administration

- a. **Approval of Minutes** Vice-Chairman Thompson asked if there were any comments on the minutes. Motion was made by Mayor Pacifico to approve the minutes of the June 20, 2025 Redevelopment Authority of Altoona Land Bank meeting. Councilman Beatty seconded the motion. Motion passed unanimously.
- b. **Approval of Financial Report.** Mr. McCoy presented the financial report. Motion was made by Councilman Beatty to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through the June 30, 2025. Motion was seconded by Ms. Sprouse. Motion passed unanimously.

2. Action Items

- a. Motion was made by Mayor Pacifico to enter into a Property Agreement with S & A Custom Homes, Inc. of 2121 Old Gatesburg Road, State College, PA 16803 for the acquisition of the parcel located at 919 Hill Street, Altoona, PA 16601 (Parcel # 01.11-23.-001.00-000) in consideration of One Hundred and Fifty Thousand (\$150,000.00) Dollars and further authorizing the Chairman to execute and take any/all actions necessary to effectuate same. The motion was seconded by Councilman Beatty. Motion passed unanimously.

3. Management Report

- a. **ARROW Report** – Mr. Rossman reported that the RA has just entered into an agreement with S & A Homes, Inc. He also has received the Agreement of Sale and Deed from Laura Jane McGowan for the former

Garfield School site at 2000-2018 14th Avenue (Parcel #01.05-14..-024.00-000). ARROW will mail the check and signature to Ms. McGowan. Staff were asked to wait until the check is cashed before filing the deed. A total of nine properties have been acquired and three are on hold.

4. Board Discussion Items and Announcements

None

5. Other Land Bank Business

None

VII. ADJOURNMENT

Motion was made by Councilman Beatty to adjourn the meeting at 9:21 AM. Motion was seconded by Ms. Sprouse. Motion passed unanimously.

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures
For the period starting July 1, 2025 and ending July 31, 2025

Balance 7/1/2025	Revenues July-25	Disbursements July-25	Current Bank Balance 7/31/2025	Committed Funds 7/31/2025	Adjusted Bank Balance 7/31/2025
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CDBG FUNDS

\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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CDBG TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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CASH ACCOUNTS	Annual		Bank	ARPA
	Interest Rate			

Old Land Bank Funds	3.73%	\$123,656.89	\$442.97	\$25,030.18	\$99,069.68	\$0.00	\$99,069.68	Bank Interest Earned	ARRA Money to Spend	\$65,897.43
ARPA	3.73%	\$994,306.07	\$3,095.45	\$0.00	\$997,401.52	\$66,100.00	\$931,301.52			\$665,404.09

Vacant Property (U)	3.73%	\$35,929.96	\$3,174.24	\$2,166.95	\$36,937.25	\$0.00	\$36,937.25			
Blighted Property (R)	3.70%	\$6,997.74	\$20.83	\$0.00	\$7,018.57	\$0.00	\$7,018.57			
Land Bank City Contingency (U)	3.73%	\$6,925.20	\$17.18	\$4,302.91	\$2,639.47	\$0.00	\$2,639.47			

CASH TOTAL		\$1,160,890.66	\$6,733.49	\$27,197.13	\$1,140,427.02	\$66,100.00	\$1,076,966.49			
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3: _____

ALTOONA LAND BANK
Disbursements July 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>OLD LAND BANK</u>					
7/1/17/2025	1026	11	Arrow Land Solutions	\$ 4,105.53	June 2025 Contract
7/1/17/2025	1027		Blair County Recorder of Deeds	\$ 86.75	2000-2018 14th Ave. - Deed Recording
7/1/17/2025	1028		City of Altoona	\$ 775.67	House Signs for Rehab Projects
7/1/17/2025	1029		Laura McGowan	\$ 20,000.00	2000-2018 14th Ave. - Purchase
7/1/17/2025	1030		City of Altoona	\$ 62.23	Penelec Reimbursement - 323 Wopsononock Ave.
				\$ 25,030.18	
<u>ARPA</u>					
No Activity					
				\$ -	
<u>VACANT PROPERTY</u>					
7/1/17/2025	1078		Becker's Lawn Care	\$ 870.00	Lawn Mowing June 2025
7/1/17/2025	1079		Lego Services	\$ 1,140.00	Lawn Mowing June 2025
7/1/17/2025	1080		Blair County Recorder of Deeds	\$ 70.20	Franks Purchase - 1520 N 8th Ave. - Transfer Tax
7/1/17/2025	1081		Blair County Recorder of Deeds	\$ 86.75	Franks Purchase - 1520 N 8th Ave. - Deed Filing
				\$ 2,166.95	
<u>BLIGHTED PROPERTY</u>					
No Activity					
				\$ -	
<u>LAND BANK CITY CONTINGENCY</u>					
7/1/17/2025	1014		City of Altoona	\$ 618.80	Quiet Title Action 2025 - Altoona Mirror Ad
7/1/17/2025	1014		City of Altoona	\$ 613.61	Quiet Title Action 2025 - Altoona Mirror Ad
7/1/17/2025	1015	10369	Fanelli Legal	\$ 304.50	Solicitorship - June 2025
7/1/17/2025	1015	10367	Fanelli Legal	\$ 2,205.00	Little Orchard Park Lawsuit
7/1/17/2025	1015	10368	Fanelli Legal	\$ 561.00	Quiet Title Action 2025
				\$ 4,302.91	
				\$ 31,500.04	

Treasurer Signature: _____

2025 ALTOONA LAND BANK BUDGET

As of July 31, 2025

CASH ACCOUNTS

	2024 BUDGET	BALANCE
Land Bank - OLD RA Funds	\$142,588.35	\$98,501.45
ARPA Funds	\$959,852.26	\$953,852.26
Vacant Property (U)	\$18,392.89	-\$3,174.93
Blighted Property Program (R)	\$6,591.96	\$6,591.96
City Contingency Funds	\$15,117.40	\$2,666.99
Total Budget:	\$1,142,542.86	\$1,056,437.73

EXPENSES

	2024 BUDGET	BALANCE
Incentive Funds	\$103,000.00	\$103,000.00
Insurance - Improved Properties/Structures	\$1,000.00	\$1,000.00
Audit Fee	\$4,000.00	\$4,000.00
Branton Strategies LLC	\$6,000.00	\$5,475.00
Legal - Board	\$6,000.00	\$3,607.50
Legal - Real Estate (Title Cleaning, Service, Deed Prep, Filing)	\$5,117.40	-\$5,185.21
Marketing / Advertising	\$5,000.00	\$2,993.10
Utilities	\$2,588.35	\$2,027.78
Mowing and Maintenance	\$18,392.89	\$14,006.89
Acquisition of Property (lien pmt, tax sale, agreed price)	\$5,000.00	-\$32,023.87
Due Diligence on Potential Properties (Title Search, etc)	\$20,000.00	-\$907.68
Construction - (Site Prep)	\$959,852.26	\$953,852.26
Blighted Property Rehab	\$6,591.96	\$6,591.96
Total Expenses:	\$991,444.22	\$927,512.67

Monthly Expenditures												YTD	YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
\$1,757.75	\$1,972.29	\$2,594.53	\$3,331.13	\$3,578.80	\$5,822.22	\$25,030.18						\$44,086.90	\$2,900.29
\$-	\$-	\$6,000.00	\$-	\$-	\$-	\$-						\$6,000.00	\$21,030.04
\$-	\$1,087.75	\$-	\$-	\$636.00	\$17,677.12	\$2,166.95						\$21,567.82	\$28,969.80
\$-	\$-	\$-	\$-	\$-	\$-	\$-						\$-	\$160.55
\$377.00	\$1,072.50	\$2,779.00	\$984.75	\$1,346.50	\$1,587.75	\$4,302.91						\$12,450.41	\$227.20
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$5,561.30	\$25,087.09	\$31,500.04	\$-	\$-	\$-	\$-	\$-	\$84,105.13	\$53,287.88

Monthly Expenditures												YTD	YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
\$-	\$-	\$-	\$-	\$-	\$-	\$-						\$-	\$-
\$-	\$-	\$-	\$-	\$-	\$-	\$-						\$-	\$-
\$-	\$-	\$-	\$-	\$525.00	\$-	\$-						\$525.00	\$-
\$377.00	\$377.00	\$246.50	\$297.25	\$203.00	\$587.25	\$304.50						\$2,392.50	\$-
\$-	\$783.25	\$2,532.50	\$687.50	\$1,143.50	\$1,000.50	\$4,155.36						\$10,302.61	\$-
\$372.90	\$480.81	\$377.52	\$-	\$-	\$-	\$775.67						\$2,006.90	\$-
\$-	\$-	\$58.00	\$-	\$440.34	\$-	\$62.23						\$580.57	\$-
\$-	\$-	\$-	\$-	\$636.00	\$1,740.00	\$2,010.00						\$4,386.00	\$-
\$-	\$1,000.00	\$2,159.01	\$-	\$-	\$15,937.12	\$20,086.75						\$37,023.87	\$-
\$1,384.85	\$1,491.48	\$2,159.01	\$3,331.13	\$2,613.46	\$5,822.22	\$4,105.53						\$20,907.68	\$-
\$-	\$-	\$6,000.00	\$-	\$-	\$-	\$-						\$6,000.00	\$-
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$5,561.30	\$25,087.09	\$31,500.04	\$-	\$-	\$-	\$-	\$-	\$84,105.13	\$-

PROPERTY AGREEMENT

AND NOW, this 5th day of August 2025, this Agreement is made between **CITYSCAPE APARTMENTS**, an LLC, of 2012 Whispering Pines Lane, Duncansville, PA 16635, (hereinafter "Developer"),

AND

The REDEVELOPMENT AUTHORITY OF ALTOONA, a Pennsylvania redevelopment authority, acting as a Land Bank, located in Altoona, Pennsylvania (hereinafter "Authority").

IN CONSIDERATION of the mutual covenants and promises herein contained and the consideration set forth, the parties do hereby agree as follows:

1. Authority hereby agrees that it will transfer to Developer, and Developer hereby agrees to accept, the premises located in Altoona, PA, and identified as Blair County Tax Map Number 01.08-03--024.00-000, being known as 619 Fourth Avenue, Altoona, PA (the "Property")

2. Authority shall provide Developer with a quitclaim deed for the property within thirty days of the full and final approval of this Agreement by the parties.

3. Developer shall be responsible for the cost of the deed preparation as well as any title search, recording fees, costs associated with financing, and tax certifications it chooses to acquire. All realty transfer taxes as may be assessed in connection with the sale of this property shall be paid by Developer as well.

4. As consideration for the transfer from Authority to Developer, the Developer agrees that no later than twenty days from the date of this Agreement, it will demolish the dangerous residential structure that is located on the premises. The Developer shall be responsible for any permits associated with this demolition work and shall perform the work in a safe and reasonable manner, consistent with all applicable rules and laws.

5. Developer also hereby agrees to release, indemnify, and hold harmless the Authority for and from all claims by Developer or any third party relating to the demolition work to be performed on the Property.

6. Upon completion of the transfer of the Property to Developer, the Developer will take steps to merge this Property with another abutting lot that already is owned by Developer.

Developer will be responsible for the costs associated with obtaining final approval of the merger from the City of Altoona within six months from the date of the transfer of the deed from Authority to Developer.


7. This Agreement contains the whole agreement between the Donor and Authority and there are no other terms, obligations, covenants, or representations, statements or conditions, oral or otherwise, of any kind whatsoever.

IN WITNESS WHEREOF, the parties have hereunto affixed their hands and seals the day and year first above written.

Eric Leuchansky

Angel Faurbaugh

DEVELOPER

By: 

AUTHORITY

By: 



REDEVELOPMENT AUTHORITY OF ALTOONA
1301 12TH STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2470
RALANDBANK@ALTOONAPA.GOV

PROPERTY ACQUISITION APPLICATION

PROPERTY INFORMATION

PARCEL ADDRESS:	835 8 th AVE		
PARCEL #:	01.02-041-049.00-000	<input checked="" type="radio"/> VACANT LOT	<input type="radio"/> LOT WITH STRUCTURE
SIZE AND SQUARE FOOTAGE:	22 x 62		

CONTACT INFORMATION

CONTACT NAME: RODNEY ECKHARD		
PHONE:	EMAIL:	
STREET ADDRESS: 822 7 th AVE		
CITY: ALTOONA	STATE: PA	ZIP CODE: 16602

PURCHASE AMOUNT INFORMATION

OFFER (NUMERICALLY):	100.00
OFFER (WRITTEN AMOUNT):	ONE HUNDRED DOLLARS

TYPE OF REQUEST: (PLEASE SELECT ONE)

<input type="radio"/> NEW CONSTRUCTION	<input checked="" type="radio"/> SIDE YARD BEAUTIFICATION	<input type="radio"/> ADDITION OR REMODELING
<input type="radio"/> OFF STREET PARKING	<input type="radio"/> RELOCATE STRUCTURE	<input type="radio"/> OTHER:
BRIEFLY DESCRIBE YOUR PLAN: ADD TO EXISTING PROPERTIES		

PROPOSED USE (PLEASE SELECT ONE)

ALL PROPOSED USE IS SUBJECT TO ZONING AND LAND DEVELOPMENT REGULATIONS

RESIDENTIAL			
<input checked="" type="radio"/> SINGE FAMILY	<input type="radio"/> MULTI-FAMILY (# UNITS _____)	<input type="radio"/> ACCESSORY BUILDING	
<input type="radio"/> OTHER (DESCRIBE): _____			
NON-RESIDENTIAL			
<input type="radio"/> COMMERCIAL	<input type="radio"/> INDUSTRIAL	<input type="radio"/> INSTITUTIONAL	<input type="radio"/> PARK & RECREATION
<input type="radio"/> OTHER (DESCRIBE): _____			

LEGAL INFORMATION

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED): <u>RODNEY M. AND KATHRYN S. ECKHARD</u>			
STREET ADDRESS: <u>822 7th AVE</u>			
CITY: <u>ALTOONA</u>		STATE: <u>PA</u>	ZIP CODE: <u>16602</u>
MARITAL STATUS:		<input type="radio"/> SINGLE	<input checked="" type="radio"/> MARRIED <input type="radio"/> N/A
OWNERSHIP (REGARDLESS OF MARITAL STATUS):		<input type="radio"/> INDIVIDUAL	<input checked="" type="radio"/> JOINT
		<input type="radio"/> OTHER (DESCRIBE):	
<p>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"):</p> <p>_____</p> <p>_____</p> <p>_____</p>			
<p>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?</p> <p style="text-align: center;"><input checked="" type="radio"/> YES <input type="radio"/> NO</p>			
<p>IF YES LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:</p> <p><u>820 7th AVE</u></p> <p><u>710 1/2 9th St</u></p> <p><u>712 9th St</u></p> <p><u>833 8th AVE</u></p>			
<p>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?</p> <p style="text-align: center;"><input type="radio"/> YES <input type="radio"/> NO</p>			
<p>IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:</p> <p>_____</p> <p>_____</p> <p>_____</p>			
<p>IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:</p> <ul style="list-style-type: none">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) <p>IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION</p>			

APPLICATION NOTICE AND CERTIFICATION

NOTICE TO ALL APPLICANTS

The deed you will receive will be a Quit Claim Deed.

A Quit Claim Deed conveys to the Grantee (applicant) only such interest in property as the Grantor (Redevelopment Authority of Altoona) may have, the Grantee assuming responsibility for any claims brought against the property.

If it is necessary for Grantee to have title (deed) free and clear of all defects, it will be the responsibility of the Grantee to seek legal counsel to research title (deed) for any defects (if any), and clear thereof. The Redevelopment Authority of Altoona will not be responsible for any legal costs associated with or imposed upon such title (deed).

The Redevelopment Authority of Altoona reserves the right to accept or reject any or all offers on any Redevelopment Authority of Altoona owned property.

Execution of this document signifies my/our understanding of its contents.

ACKNOWLEDGEMENT AND CERTIFICATION


By signing Below, I/we certify that:

- (1) I am 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 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 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 am submitting this application on behalf of an entity, I make the above certifications on behalf of the entity and all Related Parties.
- (5) To the best of my knowledge, the information provided in this Pre-Screening Application is true, correct, and complete.

By signing below, I/we acknowledge the following:

- The Redevelopment Authority of Altoona may verify any information provided, at its own discretion, including contacting third parties.
- The Redevelopment Authority of Altoona reserves the exclusive right to decide whether to engage in transactions with any applicant.


Applicant's Signature


Applicant's Signature


Date