



Friday, September 18, 2026 @ 9:00 AM
Altoona City Hall – 1301 12th Street, 4th Floor Common Room

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA (RA)

I. CALL TO ORDER

II. PUBLIC COMMENT

III. REGULAR BUSINESS

1. Administration
 - a. Approval of RA Minutes – Meeting of August 21, 2026
 - b. Approval of RA Financial Reports – August 31, 2026
2. Discussion
3. Action Items
4. Management Report
 - a. Urban Redevelopment Area- Staff met with Urban Design Ventures on September 16th to continue work on the Urban Redevelopment Area plan.
5. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
August 21, 2026

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, August 21, 2026 at 9:00 AM in the 4th Floor Common Room of the Altoona City Hall.

Members Present: Allen Thompson, Vice-Chair; Councilman Ron Beatty, Secretary/Treasurer; Mayor Matt Pacifico; Richard Fiore (Phone); Jessica Sprouse (Phone)

Staff Present: Solicitor Patrick Fanelli; Christopher McGuire, Altoona City Manager; Eric Luchansky, Director, Community Development Department; Adam McCoy, Finance Manager, Community Development Department; Sabrina McMillen, Planning and Development Manager, Community Development Department; Bette Fischer, Clerical Associate III, Community Development; Jamie Foust, Altoona Downtown Manager.

Guests Present: Colette Costlow, Altoona Mirror

I. CALL TO ORDER

The meeting was called to order by Vice Chair, Allen Thompson at 9:00 AM.

II. PUBLIC COMMENT

None

III. REGULAR BUSINESS

1. Administration

- a. Approval of Minutes:** Mr. Thompson asked the board if everyone received and reviewed the minutes that were distributed in the board packet. **Motion was made by Councilman Beatty to approve the minutes of the July 24, 2026 Redevelopment Authority of Altoona meeting. Motion was seconded by Mayor Pacifico. There was one correction Mr. Thompsons first name was spelled incorrectly. Motion passed unanimously.**

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
August 21, 2026

- b. Approval of Financial Report:** Mr. McCoy reviewed the financial report. **Motion was made by Mayor Pacifico to accept the financial report for July 31, 2026, as presented. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

2. Discussion

None.

3. Action Items

None.

4. Management Report

- a. Mr. Luchansky reported that he has been in contact with Urban Design Ventures and they will begin defining the Urban Redevelopment Area in September.

5. Adjournment

There being no other business the motion was made by Councilman Beatty to adjourn. Motion was seconded by Mayor Pacifico. Motion passed unanimously. Meeting adjourned at 9:06 AM.

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures

For the period starting August 1, 2026 and ending August 31, 2026

Balance 8/1/2026	Revenues August-26	Disbursements August-26	Balance 8/31/2026
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CASH ACCOUNTS

Contingency (U)	3.69%	\$14,134.47	\$30.86	\$108.99	\$14,056.34
In-Town Housing (R)	3.70%	\$259,074.48	\$936.47	\$0.00	\$260,010.95
RA City Contingency	3.73%	\$15,849.56	\$36.52	\$848.00	\$15,038.08
CASH TOTAL		\$289,058.51	\$1,003.85	\$956.99	\$289,105.37

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements August 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>CONTINGENCY FUND</u>					
8/20/2026	1024	26-0006680	City of Altoona	\$ 13.06	July 2026 Postage
8/20/2026	1025		FNB City Credit Card	\$ 95.93	RA Website
				<u>\$ 108.99</u>	
<u>INTOWN HOUSING</u>					
No Activity				<u>\$ -</u>	
<u>RA CITY CONTINGENCY</u>					
8/20/2026	1041	11075	Fanelli Legal	\$ 288.00	July 2026 Solicitors
8/20/2026	1041	11074	Fanelli Legal	\$ 96.00	Orchard Park Lawsuit
8/20/2026	1041	11073	Fanelli Legal	\$ 464.00	413 N 6th Ave. Eminent Domain
				<u>\$ 848.00</u>	
TOTAL				<u>\$ 956.99</u>	

Treasurer Signature: _____

2026 REDEVELOPMENT AUTHORITY OF ALTOONA BUDGET

As of August 31, 2026

CASH ACCOUNTS

	2026 BUDGET	BALANCE
Contingency Fund (U)	\$13,961.85	\$13,804.46
Intown Housing Program (R)	\$252,409.27	\$252,409.27
City Contingency Funds	\$32,345.46	-\$3,423.73
Total Budget:	\$298,716.58	\$262,790.00

Monthly Expenditures														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	YTD Income	
\$ 5.92	\$ 1.48	\$ 2.22	\$ -	\$ 0.74	\$ 29.16	\$ 8.86	\$ 108.99					\$ 157.39	\$254.84	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$7,601.88	
\$19,377.25	\$2,138.21	\$1,874.92	\$1,200.00	\$991.08	\$3,601.61	\$5,738.12	\$848.00					\$35,769.19	\$466.00	
\$19,383.17	\$2,139.69	\$1,877.14	\$1,200.00	\$991.82	\$3,630.77	\$5,747.00	\$956.99	\$ -	\$ -	\$ -	\$ -	\$35,926.58	\$6,522.52	

EXPENSES

	2026 BUDGET	BALANCE
Legal - Real Estate/Project	\$26,663.27	\$26,663.27
Legal - Eminent Domain Acquisition		
Legal - Board Meetings, Policy	\$9,000.00	\$6,669.50
Audit - RA	\$3,625.00	\$0.00
Intown Housing Program (R) Loans	\$250,041.47	\$250,041.47
Office Expense	\$1,000.00	\$938.54
Misc. Expense	\$9,353.99	\$9,258.06
City Contingency Transfer to LB		
Total Expenses:	\$299,663.73	\$293,570.84

Monthly Expenditures													YTD	
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$11,926.19	
\$ 1,359.25	\$1,978.21	\$1,642.92	\$ 544.00	\$751.08	\$3,257.61	\$1,929.12	\$464.00					\$ 2,330.50	\$ 3,625.00	
\$ 130.50	\$ 160.00	\$ 232.00	\$ 656.00	\$240.00	\$ 344.00	\$ 184.00	\$384.00					\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,625.00	\$ -					\$ -	\$ 61.46	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ 95.93	
\$ 5.92	\$ 1.48	\$ 2.22	\$ -	\$ 0.74	\$ 29.16	\$ 8.86	\$ 13.06					\$ 95.93	\$17,887.50	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$35,926.58	
\$17,887.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$17,887.50		
\$19,383.17	\$2,139.69	\$1,877.14	\$1,200.00	\$991.82	\$3,630.77	\$5,747.00	\$956.99	\$ -	\$ -	\$ -	\$ -	\$35,926.58		

InTown Housing Loans

Green Avenue Properties - Randy Green

3.99%

Pmt: \$369.59

Original Loan:

\$50,000.00

March-16

Current Balance:

\$18,876.61

August 31, 2026

Status:

Current

AGENDA

Friday, September 18, 2026 @ 9:00 AM

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

IV. CALL TO ORDER

V. PUBLIC COMMENT

VI. REGULAR BUSINESS

1. Administration

- a. Approval of LB Minutes – Meeting of August 21, 2026
- b. Approval of LB Financial Reports – August 31, 2026

2. Discussion

a. 516 E Atlantic Ave- Three proposals were received to rehabilitate into a SFH

- i. JTAN Homes LLC (Jim Beachamp) - \$51,500.00
- ii. Joe Crossman LLC \$47,100.00
- iii. Freedom Rentals \$36,000.00

b. 4039 5th Ave (Knickerbocker)- One proposal received to rehabilitate into a rental unit.

- i. Brannock and Shaw Properties 2 LLC - \$5,000.00

3. Action Items

- a. Motion to approve a developer's agreement with the boards recommended developer for the property located at 516 East Atlantic Ave, Altoona PA 16602 and further authorizing the chairman to execute and take any/all actions necessary to effectuate the same.
- b. Motion to approve a developer's agreement with the boards recommended developer for the property located at 4039 5th Avenue, Altoona PA 16602 and further authorizing the chairman to execute and take any/all actions necessary to effectuate the same.

4. Management Report

- a. Garfield School Build- Drywall is installed in one home. Drywall installation for other two homes in process. Sidewalk work is being worked on this week.
- b. 1819 5th Ave- Utility work is underway. Windows are ordered.
- c. 1928 Pine Ave- Building is being cleared out and assessed. Permits are in process.
- d. 413 N 6th St- An RFP is in process. The previous owner contacted Arrow in late August after attempting to pay delinquent taxes to the county. Pat sent a letter out to the previous owner on August 31st 2026 updating the previous owner of actions taken up to this point.
- e. 2626 Beale Ave (judicial property) Lego Services will clean out the building for \$2,000.00 in one week. An RFP will be released once clean-up is complete.
- f. 3927 Burgoon Rd (Knickerbocker) The title report came back with some school district taxes owed. These will be forgiven with our intermunicipal agreement. Donation is in process.

-
- g. 1008 Chestnut Ave- One recent inquiry to purchase was made by a specialty fabrics business.
 - h. 1100 14th Ave- Sales agreement has been signed by all parties. Deed in process.
 - i. 1307 18th Ave- Deed is in hands of settlement company.

5. Board Discussion Items and Announcements

6. Other Land Bank Business

- a. Pre-approved contractors
- b. GAEDC Report
- c. Blight Committee Report

VII. ADJOURNMENT

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
August 21, 2026

IV. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Vice Chair Allen Thompson at 9:06 A.M.

V. PUBLIC COMMENT

None

VI. REGULAR BUSINESS

1. Administration

- a. **Approval of Land Bank Minutes** Mr. Thompson asked if there were any comments on the July 24, 2026 minutes that were in their packet? **Motion was made by Mayor Pacifico to approve the minutes of the July 24, 2026 Redevelopment Authority of Altoona Land Bank meeting. Councilman Beatty seconded the motion. Motion passed unanimously.**
- b. **Approval of Land Bank 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 July 31, 2026. Motion was seconded by Mayor Pacifico. Motion passed unanimously.**

2. Discussion

- a. Branton Strategies Consulting Proposal. Mr. Luchansky introduced the Agreement for Consulting Services.
- b. 1819 5th Avenue sidewalk proposals. Mr. Luchansky reported that we have received three proposals
 - McClellan Brothers - \$40,879.00
 - Big Rock Construction - \$85,999.02
 - RG King Companies - \$64,800.00
- c. 1928 Pine Avenue sidewalk proposals. There were two proposals received
 - McClellan Brothers - \$40,500.00
 - Beckers Lawn Care and Outdoor Services - \$85,332.50
- d. 1928 Pine Avenue Rehab Proposal – Mr. Luchansky reported that we have had one Rehab Proposal from A & G Renovation - \$4,000.00
- e. Donation of 3927 Burgoon Road – Mr. Luchansky said Ms. Marcia Counsman has offered a donation of a property at 3927 Burgoon Road. He is in the process of having a title search completed to be sure of a clear title.

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
August 21, 2026

3. Action Items

- a. Motion to accept the consulting proposal from Branton Strategies and further authorizing the Chairman to execute and take any/all action necessary to effectuate same was made by Mayor Pacifico. Motion was seconded by Ms. Sprouse. Motion passed unanimously.
- b. No action was taken on 1819 5th Avenue Sidewalk Proposals.
- c. No action was taken on 1928 Pine Avenue Sidewalk Proposals.
- d. Motion to enter into a sales agreement at the property located 1928 Pine Avenue, Altoona, PA 16601 (Parcel # 01.09-08.-054.00-000) to A&G Demo & Renovation of 615 Howard Avenue, Suite 200 Altoona, PA 16601 for the amount of \$4,000.00 and further authorizing the Chairman to execute the deed and the Secretary to attest to same was made by Councilman Beatty. Motion was seconded by Mayor Pacifico. Motion passed unanimously.
- e. Motion to accept the donation of the property located at 3927 Burgoon Road, Altoona, PA 16602 (Parcel # 01.14-14.-047.00-000) from Marcia Counsman of 1204 Bushy Cook Rd., Efland, NC 27243 and further authorizing the Chairman to execute the deed and the Secretary to attest to same. Contingent on a clear title, was made by Mayor Pacifico. Motion was seconded by Councilman Beatty. Motion passed unanimously.
- f. Motion to approve conveyance of quit claim deed of the property located at 1817 8th Avenue, Altoona, PA 16602 (Parcel # 01.06-09.-047.00-000) to Donna Cebellos of 1815 8th Avenue, Altoona, PA 16602 for the amount of Two Hundred Fifty 00/100 Dollars (\$250.00) and further authorizing the Chairman to execute the deed and the Secretary to attest to same. And amending the motion contingent upon lot merger was made by Mr. Fiore. Motion was seconded by Councilman Beatty. Motion passed unanimously.
- g. Motion to approve conveyance of quit claim deed of the property located at 710 19th Street, Altoona, PA 16602 (Parcel # 01.06-09.-172.00-000) to Donna Cebellos of 1815 8th Avenue, Altoona, PA 16602 for the amount of Two Hundred Fifty 00/100 Dollars (\$250.00) and further authorizing the Chairman to execute the deed and the Secretary to attest to same. And amending the motion contingent upon lot merger was made by Councilman Beatty. Motion was seconded by Mayor Pacifico. Motion passed unanimously.

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
AUGUST 21, 2026

- h. Motion to approve conveyance of quit claim deed of the property located 121 E 1st Avenue, Altoona, PA 16601 (Parcel # 01.10-08.-010.00-000) to Goldizen Real Estate of Burgoon Road, Altoona, PA 16602 for the amount of Two Thousand 00/100 Dollars (\$2,000.00) and further authorizing the Chairman to execute the deed and the Secretary to attest to same. And amending the motion contingent on lot merger was made by Councilman Beatty. Motion was seconded by Mayor Pacifico. Motion passed unanimously.**

4. Management Report

- a. ICE Facility-Double Tap update. Sales agreement has been signed. Closing date is scheduled for August 27, 2026. Deed needs recorded.
- b. Garfield School Build (3)- Electrical work is complete. Water and sewer lines are dug. Sidewalks are expected to be installed next week.
- c. 1819 5th Ave- Work is expected to begin this week. Contracted with Joe Crossman.
- d. 1928 Pine Ave- One proposal received to rehab the home into a duplex. September start date.
- e. 516 E Atlantic Ave- An RFP is advertised. Proposals are due September 10th. Minimum bid is \$35,000.
- f. 4039 5th Ave- Deed is signed by all parties and has been received back from previous owner. An RFP is advertised. Proposals are due September 10th. Minimum bid is \$15,000.
- g. 413 N 6th St- The LB took possession on August 17th. An RFP is in process.
- h. 1008 Chestnut Ave- Still searching for a developer.
- i. 1307 18th Avenue- Deed was prepared and given to the developer. Has not been recorded. Attorney Fanelli has been in contact and is working with the developer's title company.

5. Board Discussion Items and Announcements

- a. Pre-Qualified Contractors- 6 to date. 2 more have recently been received.
- b. RA website is live.

6. Other Land Bank Business

Ms. Sprouse asked that the GADEC and Blight Committee reports be put on the agendas each month for updates.

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
August 24, 2026**

VII. ADJOURNMENT

There being no further business **Motion was made by Mayor Pacifico to adjourn the meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously. Meeting adjourned at 9:45 A.M.**

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures

For the period starting August 1, 2026 and ending August 31, 2026

CASH ACCOUNTS	Annual Interest Rate	Balance	Revenues	Disbursements	Current Bank Balance	Committed Funds	Adjusted Bank Balance	Bank Interest Earned	ARPA Money to Spend
		8/1/2026	August-26	August-26	8/31/2026	8/31/2026	8/31/2026		
Old Land Bank Funds	3.73%	\$184,472.11	\$451.87	\$5,877.82	\$179,046.16	\$0.00	\$179,046.16		
ARPA	3.73%	\$634,342.03	\$1,383.32	\$160,755.78	\$474,969.57	\$20,000.00	\$454,969.57	\$94,848.62	\$360,120.95
Vacant Property (U)	3.73%	\$8,516.48	\$21.98	\$2,834.55	\$5,703.91	\$0.00	\$5,703.91		
Blighted Property (R)	3.70%	\$7,227.65	\$15.81	\$0.00	\$7,243.46	\$0.00	\$7,243.46		
Land Bank City Contingency (U)	3.73%	\$12,658.14	\$28.47	\$1,752.00	\$10,934.61	\$0.00	\$10,934.61		
Land Bank Grant Funds	2.98%	\$156.36	\$84,590.91	\$84,542.07	\$205.20	\$0.00	\$205.20		
NAP Program	2.73%	\$173.39	\$3.85	\$0.00	\$177.24	\$0.00	\$177.24		
CASH TOTAL		\$834,558.27	\$1,872.98	\$169,468.15	\$666,963.10	\$20,000.00	\$657,897.71		

Treasurer Signature: _____

ALTOONA LAND BANK
Disbursements August 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
OLD LAND BANK					
8/20/2026	1075		Altoona Water Authority	\$ 249.49	1008 Chestnut Ave. Water Bill
8/20/2026	1076		Blair County Tax Claim Bureau	\$ 543.32	715 N 6th Ave. Cost Reimbursement
8/20/2026	1077		Blair County Tax Claim Bureau	\$ 3,364.48	Washington Ave. (4 Lots) Cost Reimbursement
8/20/2026	1078		Blair County Tax Claim Bureau	\$ 33.07	290 Maple Ave Cost Reimbursement
8/20/2026	1079		Branton Strategies	\$ 450.00	Lamd Bank Consulting Service
8/20/2026	1080		Fanelli Legal	\$ 128.00	4039 5th Ave. Acquisition
8/20/2026	1080		Fanelli Legal	\$ 392.00	119 E 1st Ave. Acquisition
8/20/2026	1081		Penelec	\$ 55.55	1008 Chestnut Ave. Electric Bill
8/20/2026	1082		Penelec	\$ 11.90	1928 Pine Ave. Electric Bill
8/20/2026	1083		Peoples Gas	\$ 123.21	1008 Chestnut Ave.
8/25/2026	1084		Blair County Tax Claim Bureau	\$ 351.46	4039 5th Ave. Cost Reimbursement
8/25/2026	ACH		Columns	\$ 87.67	4039 5th Ave. RFP
8/31/2026	ACH		Columns	\$ 87.67	516 E Atlantic Ave. RFP
				\$ 5,877.82	
ARPA					
8/10/2026	1052	SO13169144	APR Supply	\$ 9,808.82	Garfield School Site Houses - Building Materials
8/10/2026	1053	SO27721277	R.E. Michel Company	\$ 2,239.65	Garfield School Site Houses - Building Materials
8/13/2026	1054	4458	Luther Stileworks Solutions	\$ 36,600.00	Garfield School Site Houses - Labor
8/20/2026	1055	Multiple	84 Lumber	\$ 32,084.27	Garfield School Site Houses - Building Materials
8/20/2026	1057	51668	Ken Wertz Hauling & Septic Service	\$ 115.00	Garfield School Site Houses - Silework
8/20/2026	1058		Luther Stileworks Solutions	\$ 280.64	Garfield School Site Houses - Building Materials
8/20/2026	1059	Multiple	Penstan Supply	\$ 7,215.47	Garfield School Site Houses - Building Materials
8/20/2026	1060	Multiple	Scott Electric	\$ 3,258.98	Garfield School Site Houses - Building Materials
8/20/2026	1061	SO13194672	The EADS Group	\$ 1,309.35	Garfield School Site Land Development
8/20/2026	1062	SO13194672	APR Supply	\$ 12,513.78	Garfield School Site Houses - Building Materials
8/20/2026	1063	27909885	R.E. Michel Company	\$ 5,340.71	Garfield School Site Houses - Building Materials
8/25/2026	1064		Blair County Recorder of Deeds	\$ 59.75	Electric Easement for Garfield School Site
8/25/2026	1065	4462	Luther Stileworks Solutions	\$ 10,500.00	Reimbursement for Performance Bond
8/25/2026	1065	4461	Luther Stileworks Solutions	\$ 37,880.00	Garfield School Site Houses - Labor
8/31/2026	1067		Home Depot	\$ 1,549.36	Garfield School Site Houses - Building Materials
				\$ 160,755.78	
VACANT PROPERTY					
8/20/2026	1119	1452	Becker's Lawn Care	\$ 1,590.00	Mowing July 2026
8/20/2026	1120	1403	Lego Services	\$ 1,080.00	Mowing May 2026
8/25/2026	1121		Blair County Recorder of Deeds	\$ 87.75	1817 13th Ave. - Bowmaster Deed Recording
8/25/2026	1123		Blair County Recorder of Deeds	\$ 76.80	1817 13th Ave. - Bowmaster Transfer Tax
				\$ 2,834.55	

BLIGHTED PROPERTY

No Activity

\$ -

LAND BANK CITY CONTINGENCY

8/20/2026 1032 11071
8/20/2026 1032 11075

Faneilli Legal
Faneilli Legal

\$ 32.00
\$ 1,720.00

325 Wopsononock Ave. Back Tax Issue
July 2026 Solicitorsip

\$ 1,752.00

LAND BANK GRANT FUNDS

8/13/2026 1005 44802
8/13/2026 1006 4458
8/13/2026 1007 14233
8/13/2026 1008 Multiple
8/13/2026 1009 Multiple
8/20/2026 1010 Multiple
8/20/2026 1011 Multiple
8/25/2026 1012 4461
8/26/2026 1013 8892720

Fi-Hoff
Luther Stewwork Solutions
Mike Ventre Excavating
New Enterprise Stone & Lime
Ollinger Bros.
Mike Ventre Excavating
New Enterprise Stone & Lime
Luther Stewwork Solutions
New Enterprise Stone & Lime

\$ 1,213.25
\$ 30,385.97
\$ 628.00
\$ 4,209.86
\$ 1,103.75
\$ 3,980.00
\$ 7,738.98
\$ 33,400.00
\$ 1,882.26

Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials/Labor
Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials
Garfield School Site - Sitework Materials
Garfield School Site - Labor
Garfield School Site - Sitework Materials

\$ 84,542.07

NAP Program

No Activity

\$ -

TOTAL \$ 171,220.15

Treasurer Signature:

2026 ALTOONA LAND BANK BUDGET

As of August 31, 2026

CASH ACCOUNTS

	2026 BUDGET	BALANCE
Land Bank - OLD RA Funds	\$364,525.99	\$173,186.59
ARPA Funds	\$856,419.05	\$459,272.13
Vacant Property (U)	\$29,497.50	\$348.98
Blighted Property Program (R)	\$7,113.42	\$7,113.42
City Contingency Funds	\$17,487.11	-\$3,687.20
Grant Funds	\$0.00	\$0.00
NAP Funds	\$0.00	\$0.00
Total Budget:	\$1,275,043.07	\$636,233.92

Jan	Feb	Mar	Apr	May	Jun	Monthly Expenditures					Dec	YTD	YTD Income
						Jul	Aug	Sep	Oct	Nov			
\$3,200.92	\$25,261.40	\$117,616.56	\$3,572.57	\$4,925.46	\$5,510.87	\$25,312.80	\$5,877.82					\$191,339.40	\$330,352.63
\$ -	\$ 8,617.72	\$ 14,631.34	\$ 7,161.61	\$ 6,093.63	\$ 4,686.29	\$195,210.55	\$160,755.78					\$397,146.92	\$13,713.15
\$ 95.75	\$ -	\$ -	\$ -	\$ 2,820.30	\$ -	\$ 5,474.80	\$ 2,834.55					\$ 29,148.52	\$5,354.93
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$1,734.83
\$ 406.00	\$ 648.00	\$ 2,895.00	\$ 3,498.04	\$ 4,143.27	\$ 1,945.50	\$ 5,886.50	\$ 1,752.00					\$ 21,174.31	\$32,081.38
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,319.42	\$ 28,455.56	\$ 84,542.07					\$141,317.05	\$56,980.18
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,380.47	\$ -					\$ 74,380.47	\$74,557.71
\$3,702.67	\$34,527.12	\$135,142.90	\$14,232.22	\$17,873.66	\$56,385.20	\$334,780.68	\$255,762.22	\$ -	\$ -	\$ -	\$ -	\$854,508.67	\$514,744.81

EXPENSES

	2026 BUDGET	BALANCE
Incentive Funds	\$10,804.17	-\$10,895.83
Insurance - Improved Properties/Structures	\$1,000.00	\$1,000.00
Audit Fee	\$3,625.00	\$0.00
Branton Strategies LLC	\$6,000.00	\$5,550.00
Legal - Board	\$14,000.00	\$3,551.67
Legal - Real Estate (Title Clearing, Service, Deed Prep, Filing)	\$31,400.00	\$21,062.84
Marketing / Advertising	\$5,000.00	\$1,234.05
Utilities	\$1,000.00	-\$77.35
Mowing and Maintenance	\$33,129.44	\$15,829.64
Acquisition of Property (lien pmt, tax sale, agreed price)	\$35,000.00	-\$107,610.44
Due Diligence on Potential Properties (Title Search, etc)	\$20,000.00	\$1,651.80
Construction - (Site Prep)	\$651,028.51	\$601,037.62
Construction - Garfield Stilework - ARPA Funds	\$350,000.00	\$0.00

Construction - Garfield Site - House Building Materials- ARPA Funds
Construction - Garfield Site - Labor- ARPA Funds
Construction - Garfield Stilework - Grant Funds
Construction - Garfield Site - House Building Materials - Grant Funds
Construction - Garfield Site - Labor - Grant Funds
Blighted Property Reimb

Total Expenses: \$1,263,151.52 \$702,202.19

Jan	Feb	Mar	Apr	May	Jun	Monthly Expenditures					Dec	YTD
						Jul	Aug	Sep	Oct	Nov		
\$ -	\$21,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 21,700.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,625.00	\$ -					\$ 3,625.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 450.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 450.00
\$ 130.50	\$ 288.00	\$ 920.00	\$ 552.00	\$ 2,170.00	\$ 1,168.00	\$ 1,499.83	\$ 1,720.00					\$ 8,448.33
\$ 275.50	\$ 360.00	\$ 2,005.00	\$ 2,946.04	\$ 3,296.57	\$ 977.50	\$ 280.00	\$ 196.55					\$ 10,337.16
\$ -	\$ -	\$ -	\$ 1,384.84	\$ 1,776.59	\$ 350.68	\$ 78.50	\$ 175.34					\$ 3,765.95
\$ -	\$ -	\$ -	\$ -	\$ 494.10	\$ 70.99	\$ 72.11	\$ 440.15					\$ 1,077.35
\$ -	\$ -	\$ -	\$ -	\$ 1,527.00	\$ 7,552.00	\$ 5,550.80	\$ 2,670.00					\$ 17,299.80
\$ 95.75	\$ -	\$ 116,005.49	\$ 633.00	\$ -	\$ 10,456.87	\$ 10,605.00	\$ 4,812.33					\$142,610.44
\$3,200.92	\$ 3,661.40	\$ 1,631.07	\$ 1,554.73	\$ 2,625.77	\$ 4,801.45	\$ 1,022.86	\$ -					\$ 18,348.20
\$ -	\$ 6,617.72	\$ 14,531.34	\$ 7,161.61	\$ 6,083.63	\$ 4,686.29	\$ 8,810.10	\$ -					\$ 49,990.69
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,319.42	\$103,426.03	\$ 1,484.10					\$133,228.55
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,810.45	\$ 74,291.68					\$169,102.13
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,000.00	\$ 84,980.00					\$175,980.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,629.24					\$ 47,629.24
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,862.83					\$ 6,862.83
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,050.00					\$ 30,050.00
\$3,702.67	\$34,527.12	\$135,142.90	\$14,232.22	\$17,873.66	\$56,385.20	\$334,780.68	\$255,762.22	\$ -	\$ -	\$ -	\$ -	\$755,964.60