



Friday, March 20, 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 February 20, 2026
 - b. Approval of RA Financial Reports – February 28, 2026
 2. Discussion
 3. Action Items
 - a. Motion adopting a resolution to acquire property and authorizing the solicitor to file the declaration of taking for **516 East Atlantic Ave, Altoona PA** (Parcel # 01.10-21..-025.00-000) and take all actions necessary to effectuate the same.
 4. Management Report
 5. Adjournment

**REDEVELOPMENT AUTHORITY OF ALTOONA
ANNUAL MEETING
MINUTES
February 20, 2026**

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, February 20, 2026 at 9:00 AM in the 4th floor Common Room of Altoona City Hall.

Members Present: Richard Fiore, Jr., Chair, Allen Thompson, Vice Chair, Councilman Ron Beatty, Secretary/Treasurer, Mayor Matthew Pacifico, Jessica Sprouse

Staff Present: Solicitor Patrick Fanelli; Eric Luchansky, Director, Community Development Department; Chris McGuire, Altoona City Manager; Rebecca Brown, Director, Codes and Inspections; Sabrina Appel-McMillen, Planning and Development Manager; Bette Fischer, Clerical Associate III, Community Development.

Guests Present: Don Rossman, ARROW Solutions, LLC; Shelly Clinich, City Council; Bill Kibler, Altoona Mirror; Jeffrey Brown, Pleasant Valley Real Estate; Roberta Hoskie; Dominica Young of RH Realty, New Haven, CT.

I. CALL TO ORDER

The meeting was called to order by Chair Richard Fiore at 9:00 AM.

II. NEW BUSINESS

On January 12, 2026, Mayor Matthew Pacifico re-appointed Richard Fiore, Jr. to the RA Board for a term of 5 years, expiring in January 2031. Re-appointment was approved by Council unanimously.

NOMINATION AND ELECTION OF OFFICERS – Nominations were received from the floor.

1. Chairperson – **Motion for nomination of Richard Fiore, Jr. was made by Mr. Thompson. Motion was seconded by Mayor Pacifico. Motion was approved unanimously.**
2. Vice Chairperson – **Motion for nomination of Allen Thompson was made by Councilman Beatty. Motion was seconded by Mr. Fiore; Jr. Motion was approved unanimously.**
3. Secretary/Treasurer – **Motion for nomination of Ron Beatty was made by Mr. Thompson. Motion was seconded by Ms. Sprouse. Motion was approved unanimously.**

III. ADJOURNMENT – There being no further business for the Annual Meeting the meeting was adjourned at 9:02 AM.

Approved by _____
Ronald L. Beatty, Secretary/Treasurer

**REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
February 20, 2026**

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Members Present: Richard Fiore, Jr., Chair, Allen Thompson, Vice Chair, Councilman Ron Beatty, Secretary/Treasurer, Mayor Matthew Pacifico, Jessica Sprouse

Staff Present: Solicitor Patrick Fanelli; Eric Luchansky, Director, Community Development Department; Chris McGuire, Altoona City Manager; Rebecca Brown, Director, Codes and Inspections; Sabrina Appel-McMillen, Planning and Development Manager; Bette Fischer, Clerical Associate III, Community Development.

Guests Present: Don Rossman, ARROW Solutions, LLC; Shelly Clinich, City Council; Bill Kibler, Altoona Mirror; Jeffrey Brown, Pleasant Valley Homes; Roberta Hoskie; Dominica Young of RH Realty of New Haven, CT.

I. CALL TO ORDER

The meeting was called to order by Chair, Richard Fiore at 9:03 AM.

II. PUBLIC COMMENT

None

III. REGULAR BUSINESS

1. Administration

a. Approval of Minutes: Mr. Fiore asked the board if everyone received and reviewed the minutes that were distributed in the board packet. **Motion as made by Mayor Pacifico to approve the minutes of the January 16, 2026 Redevelopment Authority of Altoona meeting. Motion was seconded by Mr. Thompson. Motion passed unanimously.**

b. Approval of Financial Report: Mr. Luchansky reviewed the financial report. **Motion was made by Mr. Thompson to accept the financial report for January 31, 2026, as presented. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**

2. Discussion

None

3. Action Items

None

4. Management Report

- a. 1819 5th Avenue update – Attorney Fanelli reported that all documents have been served to all the lien holders and the owner, however, the owner documents have come back unable to be served. All documents have been posted and published successfully. The 30-day deadline will be on March 9, 2026. He has not heard any objections from anyone so far. He anticipates that by our next meeting which will be March 20, 2026, all paperwork will be filed and the property will then belong to the RA. Ms. Sprouse asked about securing the property once we have taken possession. Attorney Fanelli said that once we have ownership, we will be able to go into the property and change the locks and secure anything that needs secured. Mr. Luchansky indicated that we will have Public Works Department help in the securing.

5. Adjournment

There being no other business the motion was made by Mayor Pacifico to adjourn. Motion was seconded by Mr. Thompson. Motion passed unanimously. Meeting adjourned at 9:10 AM.

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures

For the period starting February 1, 2026 and ending February 28, 2026

	Balance 2/1/2026	Revenues February-26	Disbursements February-26	Balance 2/28/2026
CASH ACCOUNTS				
Contingency (U)	3.69%	\$13,986.94	\$29.54	\$1.48
In-Town Housing (R)	3.70%	\$252,974.10	\$1,273.95	\$0.00
RA City Contingency	3.73%	\$31,017.89	\$69.28	\$2,138.21
CASH TOTAL		\$297,978.93	\$1,372.77	\$2,139.69
				\$297,212.01

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements February 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>CONTINGENCY FUND</u>					
2/19/2026	1017	26-0006262	City of Altoona	\$ 1.48	January 2026 Postage
<u>INTOWN HOUSING</u>					
No Activity					
<u>RA CITY CONTINGENCY</u>					
2/19/2026	1026		City of Altoona	\$ 810.20	1819 5th Ave. Taking - Altoona Mirror Ad
2/19/2026	1027		Farelli Legal	\$ 1,168.01	1819 5th Ave. Taking - Correspondences
2/19/2026	1027		Farelli Legal	\$ 160.00	January 2026 Solicitorship
				<u>\$ 2,138.21</u>	
TOTAL				\$ 2,139.69	

Treasurer Signature: _____

InTown Housing Loans

Green Avenue Properties - Randy Green

3.99%

Pmt: \$369.59

Original Loan:

\$50,000.00

March-16

Current Balance:

\$20,395.87

February 28, 2026

Status:

Current

RESOLUTION

RESOLUTION APPROPRIATING REAL PROPERTY INTERESTS LOCATED IN THE CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA, FOR TAKING BY EMINENT DOMAIN, AND AUTHORIZING THE REDEVELOPMENT AUTHORITY OF ALTOONA TO INSTITUTE PROCEEDINGS FOR THE ACQUISITION THEREOF.

WHEREAS, the Redevelopment Authority of Altoona (“Authority”) is a municipal redevelopment authority organized and existing pursuant to the Pennsylvania Urban Redevelopment Law (the “Law”); and

WHEREAS, the Authority has received communication from the Blighted Property Review Committee of the City of Altoona that certain property located at 516 East Atlantic Avenue, Altoona (the “Property”), has been certified as blighted; and

WHEREAS, the Authority also has received communication from the City of Altoona Planning Commission confirming that the Property is blighted and that the Authority’s acquisition and reuse of the property for residential or related purposes would be consistent with the City of Altoona’s comprehensive plan; and

WHEREAS, the Authority has determined that it is able to and desires to acquire the Property for purposes of redevelopment in a manner consistent with the Law; and

WHEREAS, the Authority has made efforts to contact the owner of the Property and has been unable to establish contact, but remains interested in discussing a cooperative transfer of title to the Authority if a voluntary transfer of title is capable of being accomplished; and

WHEREAS, accordingly, it is the sense of the Authority that it should move forward to authorize the taking of the Property by eminent domain, while still expressing a preference to negotiate a voluntary transfer of the Property;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby authorizes the taking by eminent domain of fee simple title to the Property, in order to remedy the current blighted condition on the Property, to redevelop the Property, and for any related purpose permitted by law; and

BE IT FURTHER RESOLVED that the staff, solicitor, and other proper officials are directed to begin carrying out the eminent domain action authorized by this Resolution, on the terms and conditions described herein; and

BE IT FURTHER RESOLVED, without limiting the foregoing general authorization, that the proper officers of the Authority are herewith authorized to cause to be prepared and filed in the Court of Common Pleas of Blair County, Pennsylvania, the appropriate Declaration of Taking for said premises and to execute and file such Bond or other security as may be necessary in connection with said condemnation proceedings and to prosecute said proceeding to conclusion; and

BE IT FURTHER RESOLVED that the damages which may be awarded to any condemnee or other interested party, or those damages that may be agreed to between the Authority and condemnee or interested party shall be paid from funds of the Authority; and

BE IT FURTHER RESOLVED that the Chair or Vice Chair of the Authority's governing body be and are hereby authorized to execute on behalf of said

Authority the necessary Declaration of Taking, Bond and other documents to be executed in connection with the carrying out of the purposes of this Resolution; and

BE IT FURTHER RESOLVED that staff, officers, agents, and counsel are directed to work with property owners, to the extent possible, to accept voluntary transfers of the necessary property rights should such a transfer be capable of being achieved.

Redevelopment Authority of Altoona

By: _____

Attest:

Secretary

Dated: March 20, 2026

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

IV. CALL TO ORDER

V. PUBLIC COMMENT

1. Presentation from Roberta Hoskie and Dominica Young.

VI. REGULAR BUSINESS

1. Administration

- a. Approval of LB Minutes – Meeting of February 20, 2026
- b. Approval of LB Financial Reports – February 28, 2026

2. Discussion

3. Action Items

- a. Motion to approve the conveyance by quit claim deed of the property located **1216-18 N 6th Avenue**. Altoona, PA 16601 (Parcel #01.13-33..-075.00-000), located **1220-22 N 6th Avenue**. Altoona, PA 16601 (Parcel #01.13-33..-074.00-000), located **1224-26 N 6th Avenue**. Altoona, PA 16601 (Parcel #01.13-33..-073.00-000), located **1228-30 N 6th Avenue**. Altoona, PA 16601 (Parcel #01.13-33..-072.00-000) to **Shelby Fisher** of 1209 N 5th Avenue, Altoona, PA 16601 for the amount of **Four Hundred Dollars (\$400.00)** for the purpose of side lot beautification and further authorizing the Chairman to execute the deed and the Secretary to attest to same.
 - b. Motion to approve the conveyance by quit claim deed of the property located **1408 19th Street**, Altoona, PA 16601 (Parcel #01.05-09..-145.00-000), located **1832 14th Avenue** Altoona, PA 16601 (Parcel #01.05-09..-146.00-000), located **1830 14th Avenue**. Altoona, PA 16601 (Parcel #01.05-09..-147.00-000), located **1828 14th Avenue**. Altoona, PA 16601 (Parcel #01.05-09..-148.00-000), **1824-26 14th Avenue**. Altoona, PA 16601 (Parcel #01.05-09..-149.00-000), **1822 14th Avenue**. Altoona, PA 16601 (Parcel #01.05-09..-150.00-000) to **RH Realty Services of 900 Chapel Street, New Haven CT, 06510** for the amount of **Six Hundred Dollars (\$600.00)** for the purpose of developing Micro-Communities and further authorizing the Chairman to execute the deed and the Secretary to attest to same.
 - c. Motion to enter into a Property Agreement with Joseph Mooney of 2949 East Walnut Street, Springfield MS 65802, on behalf of David R. Mooney for the acquisition of the parcel located at **4039 5th Avenue Altoona, PA 16601** (Parcel # 01.14-13..-044.00-000) in consideration of **Ten Thousand (\$10,000.00) Dollars** and further authorizing the Chairman to execute and take any/all actions necessary to effectuate same.
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4. Management Report
 - a. 1329-31 21st Ave
 - b. 323 Wopsononock Ave
 - c. 1307 18th Ave
 - d. 1928 Pine Ave
 - e. 1008 Chestnut Ave
 - f. 1819 5th Ave update
 - g. Garfield School site
 5. Board Discussion Items and Announcements
 6. Other Land Bank Business
 - a. Blight Committee Report
 - b. GAEDC Report

VII. ADJOURNMENT

VIII. EXECUTIVE SESSION

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
February 20, 2026**

I. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Chairman Fiore at 9:12 A.M.

II. PUBLIC COMMENT

- a. Presentation from Roberta Hoskie and Dominica Young of RH Realty New Haven CT. Jeffrey Brown of Pleasant Valley Homes of Pine Grove, Schuykill County was also present.** Ms. Hoskie the developer is proposing a series of Tiny Homes on a 60' X 120' lot with a layout of 8 Tiny Homes. Each unit footprint of 48' X 14' with a Driveway of 24' wide allowing for two parking spaces per unit. The arrangement would be 2 rows of 4 units with a common driveway and parking. Ms. Hoskie is looking for each unit to cost approximately \$125,000 and would sell for under \$200,000 per unit. Councilman Beatty offered to take Ms. Hoskie and her partners on a tour of the city after the meeting, to look at what properties would be available from the RA.

III. ALTOONA CITY LAND BANK BUSINESS

1. Administration

- a. Approval of Minutes** Mr. Fiore asked if there were any comments on the minutes of the January 16, 2025 minutes that were in their packet? **Motion was made by Councilman Beatty to approve the minutes of the January 16, 2025 Redevelopment Authority of Altoona Land Bank meeting with the correction to the Management Report 1329 21st Avenue sold for \$230,000 not \$330,000 as stated in the minutes. Mr. Thompson seconded the motion. Motion passed unanimously.**

- b. Approval of Financial Report.** Mr. Luchansky presented the financial report. **Motion was made by Councilman Beatty to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through January 31, 2026. Motion was seconded by Mr. Thompson. Motion passed unanimously.**

2. Discussion

Purchasing of four permit ready house plans.

- a. Mr. Luchansky is requesting to purchase four permit ready house plans for the Garfield School Site at 2000 14th Avenue. These plans will come complete with Blue Prints, a materials list, and basement specs for an extra \$1,425.00.

3. Action Items

- a. **Motion to approve the purchase of house plan #'s 79-140, 79-270, 79-311, and 923-280 from houseplans.com was made by Mayor Pacifico. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**
- b. **Motion to approve the conveyance by quit claim deed of the property located 2105 Washington Avenue, Altoona, PA 16601 (Parcel #01.05-03.-019.00-000) to Kenneth W. Ballos II of 2726 Broad Avenue, Altoona, PA 16601 in the amount of One Thousand Dollars (\$1,000.00) for the purpose of side lot beautification, and further authorizing the Chairman to execute the deed and the Secretary to attest to same by Mr. Thompson. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

4. Management Report

- a. 1329 21st Avenue – Closing is scheduled for March 16, 2026
- b. 323 Wopsonnock Avenue – Have a buyer identified for \$175,000.
- c. 1305-07 18th Avenue – Still in process and we are monitoring.
- d. 1928 Pine Avenue – The Agreement has been signed for \$15,000.
- e. 1008 Chestnut Ave – Agreement has been signed for \$100,000.
- f. Garfield School site – Geo-tech has done the borings. Had to go 11.5' before finding dirt. Excavation has been started which is going to cost \$376,000. Report should be in by Mid-March. We can then start the Bid Process and RFP Process.

5. Board Discussion Items and Announcements

Ms. Sprouse asked that we start including Blight Committee and GAEDC reports to our monthly meetings to keep us informed.

6. Other Land Bank Business

None

IV. ADJOURNMENT

There being no further business **Motion was made by Mr. Thompson to adjourn the meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously. Meeting adjourned at 10:20 A.M.**

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures

For the period starting February 1, 2026 and ending February 28, 2026

CASH ACCOUNTS	Annual Interest Rate		Balance	Revenues	Disbursements	Current Bank Balance	Committed Funds	Adjusted Bank Balance	Bank Interest Earned	ARPA Money to Spend
			2/1/2026	February-26	February-26	2/28/2026	2/28/2026	2/28/2026		
Old Land Bank Funds	3.73%		\$361,586.18	\$780.65	\$25,261.40	\$337,105.43	\$0.00	\$337,105.43		
ARPA	3.73%		\$858,634.90	\$1,936.54	\$8,617.72	\$851,953.72	\$20,000.00	\$831,953.72	\$83,303.57	\$748,650.15
Vacant Property (U)	3.73%		\$29,478.82	\$66.56	\$0.00	\$29,545.38	\$0.00	\$29,545.38		
Blighted Property (R)	3.70%		\$7,129.22	\$15.06	\$0.00	\$7,144.28	\$0.00	\$7,144.28		
Land Bank City Contingency (U)	3.73%		\$17,512.65	\$39.17	\$648.00	\$16,903.82	\$0.00	\$16,903.82		
CASH TOTAL			\$1,256,829.12	\$2,798.81	\$33,879.12	\$1,225,748.81	\$20,000.00	\$1,222,652.63		

Treasurer Signature: _____

**ALTOONA LAND BANK
Disbursements February 2026**

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
OLD LAND BANK					
2/4/2026	1047	18 Final	Freedom Storage Rentals	\$ 21,700.00	Reimbursement - 323 Woposonock Ave. Siding
2/19/2026	1048	2026-1	Arrow Land Solution	\$ 1,528.90	January 2026 Contract Work
2/19/2026	1049	1-RA	Arrow Land Solution	\$ 338.00	January 2026 Contract Work - New Contract
2/19/2026	1050	2-RA	Stiffler McGraw & Associates	\$ 761.50	McAleer Building Structural Evaluation
			Stiffler McGraw & Associates	\$ 933.00	McAleer Building Structural Evaluation
				<u>\$ 25,261.40</u>	
ARPA					
2/27/2026	ACH		Zonda House Plans	\$ 1,617.72	Garfield School Site House Plans
2/27/2026	ACH		Zonda House Plans	\$ 3,500.00	Garfield School Site House Plans
2/27/2026	ACH		Zonda House Plans	\$ 3,500.00	Garfield School Site House Plans
				<u>\$ 8,617.72</u>	
VACANT PROPERTY					
			No Activity		
				<u>\$ -</u>	
BLIGHTED PROPERTY					
			No Activity		
				<u>\$ -</u>	
LAND BANK CITY CONTINGENCY					
2/19/2026	1023	10733	Fanelli Legal	\$ 288.00	Solicitorship - January 2026
2/19/2026	1023	10732	Fanelli Legal	\$ 360.00	Orchard Park Lawsuit
				<u>\$ 648.00</u>	
			TOTAL	<u>\$ 34,527.12</u>	

Treasurer Signature: _____

EXECUTIVE SESSION

AGENDA

- 1. Beech Avenue Update**
- 2. Arrow Report**
- 3. Urban Redevelopment Area Map**
- 4. 4029 5th Avenue**



Status Meeting # 18
Altoona Redevelopment Authority

Friday, March 20, 2026

AGENDA

ACTION ITEMS

- ~~4039 5th Ave Title Report~~ COMPLETED AND SUBMITTED TO ERIC 03/16/26

CURRENT PROPERTY UPDATES

- **AGNES MARUSKA AND VLADIMIR MATIC (516 E. ATLANTIC AVE/ 01.10-21...-025.00-000)**
 - Unable to contact any interested parties
 - Condemnation will be the best path forward when ARA Land Bank wishes to acquire the property
- **4029 5TH AVE**
 - This was mentioned last month as a possible property being acquired by the City
 - Is a title report necessary for this property?