



Friday, September 19, 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

Demonstration of RA Website

III. PUBLIC COMMENT

IV. REGULAR BUSINESS

1. Administration
 - a. Approval of RA Minutes – Meeting of August 15, 2025
 - b. Approval of RA Financial Reports – August 31, 2025
2. Discussion
 - a. Cricket Knoll update.
 - b. Service Agreement Draft update.
 - c. Discussion on applying for a grant through the PA Housing Finance Agency to increase housing stock in a mixed use zone.
3. Action Items
 - a. 323 Wopsononock Avenue: Staff asked Freedom Rentals to obtain quotes to reside the entirety of the home. The original proposal was to repair and replace the siding. The quotes are below:
 - Window World: \$21,750
 - Valley View Builders: \$24,263
 - J&J Seamless Gutter: \$32,738Motion to approve the proposal from Window World for the purpose of residing the entirety of 323 Wopsononock Avenue, and further authorizing the Chairman to execute the deed and the Secretary to attest to same.

-
4. Management Report
 - a. The quiet title period is complete and the RA has clear title to the parcels listed in the packet.
 - b. 1329 21st Avenue update.
 - c. 1809 18th Avenue update.
 5. Other Redevelopment Authority Business
 6. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
August 15, 2025

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, August 15, 2025 at 9:00 AM in the 4th floor Common Room in Altoona City Hall.

Members Present: Chair Richard Fiore; Vice-Chairman Allen Thompson; Mayor Matthew Pacifico; Councilman Ron Beatty, Jessica Sprouse (phone)

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

Guests Present: Don Rossman, ARROW Solutions, LLC

I. REDEVELOPMENT AUTHORITY OF ALTOONA MEETING – CALL TO ORDER

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

II. PRESENTATION

None.

III. PUBIC COMMENT

None.

IV. REGULAR BUSINESS

1. Administration

- a. **Approval of Minutes:** Chairman Fiore 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 July 18, 2025 Redevelopment Authority of Altoona meeting. Motion was seconded by Mr. Thompson. Motion passed unanimously.**
- b. **Approval of Financial Report.** Mr. McCoy reviewed the financial report. **Motion was made by Councilman Beatty to accept the financial report for July 31, 2025, as presented. Mr. Thompson seconded the motion. Motion passed unanimously.**

2. Discussion

None

3. Action Items

- a. Mr. McGuire gave an update on the search for an Executive Director for the RA. There was one that was chosen however, the RA was not able to meet the salary. Mr. McGuire said that he is willing to do whatever needs to be done to support the RA. Mr. Fiore is asking if we should look into putting a shared services agreement in place. A discussion ensued regarding hiring a long-term commitment. A shared services agreement would solidify what is expected of a director and what the RA is buying and paying for. Mr. Fanelli and Mr. McGuire, will work on putting a shared services agreement together for the next meeting.
- b. **Motion was made by Councilman Beatty to approve the application by DERT Enterprise LLC for a loan in the amount of \$50,000 for 15 years at 1.00% for the purpose of exterior improvements at the property located at 815 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. Motion was seconded by Mayor Pacifico. Motion passed with one abstention.**

4. Management Report

None.

5. Other Redevelopment Authority Business -

6. Adjournment

There being no other business. The meeting was adjourned.

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures

For the period starting August 1, 2025 and ending August 31, 2025

		Balance 8/1/2025	Revenues August-25	Disbursements August-25	Balance 8/31/2025
CASH ACCOUNTS					
Contingency (U)	3.69%	\$13,786.68	\$42.36	\$0.00	\$13,829.04
In-Town Housing (R)	3.70%	\$212,635.74	\$1,023.67	\$0.00	\$213,659.41
RA City Contingency	3.73%	\$65,277.03	\$209.50	\$188.50	\$65,298.03
CASH TOTAL		\$291,699.45	\$1,275.53	\$188.50	\$292,786.48

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements August 2025

Date Check No. Invoice # Payee Amount For

CONTINGENCY FUND

No Activity

\$ -

INTOWN HOUSING

No Activity

\$ -

RA CITY CONTINGENCY

8/14/2025 1016 10419 Fanelli Legal \$ 188.50 Solicitors July 2025

\$ 188.50

TOTAL \$ 188.50

Treasurer Signature: _____

2025 REDEVELOPMENT AUTHORITY OF ALTOONA BUDGET

As of August 31, 2025

CASH ACCOUNTS

	2025 BUDGET	BALANCE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	YTD Income
Contingency Fund (U)	\$8,701.00	\$8,665.28	\$ -	\$ -	\$ -	\$ -	\$ 0.69	\$ 32.96	\$ 2.07	\$ -					\$ 35.72	\$358.46
Intown Housing Program (R)	\$203,038.91	\$203,038.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$12,059.51
City Contingency Funds	\$15,137.80	\$12,735.52	\$130.50	\$478.50	\$536.50	\$192.03	\$188.50	\$426.75	\$261.00	\$188.50					\$2,402.28	\$1,113.12
City Grant 2025	\$50,000.00	\$50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$50,000.00
Total Budget:	\$276,877.71	\$274,439.71	\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$459.71	\$263.07	\$188.50	\$ -	\$ -	\$ -	\$ -	\$2,438.00	\$63,531.09

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	\$4,915.72	\$130.50	\$391.50	\$536.50	\$192.03	\$188.50	\$ 195.75	\$261.00	\$188.50					\$2,084.28
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	\$274,439.71	\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$ 459.71	\$263.07	\$188.50	\$ -	\$ -	\$ -	\$ -	\$2,438.00

InTown Housing Loans

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

September 4, 2025

Eric Luchansky, Director
Department of Community Development
City of Altoona
1301 Twelfth Street, Suite 400
Altoona, PA 16601

In re: Redevelopment Authority of Altoona Quiet Title Action
Docket No 2025 GN 1683

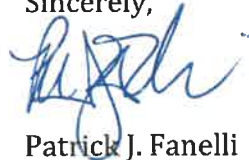
Dear Eric:

As you know, I represented the Redevelopment Authority of Altoona at a hearing held recently in the pending quiet title action I had filed on behalf of the Authority. I reported after the hearing that the judge had said, during the hearing, that he would be signing an order granting our request. Since then, he did enter an order declaring that the Authority owns all of the subject properties free and clear of all claims.

I then got the Prothonotary to certify a copy of the order, and I recorded it with the Blair County Recorder's Office. This order now will be available there for anyone doing a title search on any of these properties. I just received the original recorded document back from the Recorder, and I am enclosing it for your records. You will want to keep this in a safe place with other original real estate records, but again you can know it is on record at the Recorder's office should you need another copy.

At this point, the quiet title action is completed, and the Authority has clear title to all of these parcels. Please let me know if you have any questions. Otherwise, I trust this provides you with an update.

Sincerely,



Patrick J. Fanelli

Enclosure

IN THE COURT OF COMMON PLEAS OF BLAIR COUNTY, PENNSYLVANIA

REDEVELOPMENT AUTHORITY
OF ALTOONA (AS LAND BANK),
Plaintiffs

CIVIL ACTION

NO. 2025 GN 1683

vs.

CATHY MCCLELLAN a/k/a
KATHRYN MCCLELLAN, ERIC W.
MCCLELLAN, MICHAEL MCCLELLAN,
CITIBANK SOUTH DAKOTA N.A.,
WILLIAM A. FRANK, JR., M&K TRUCK
CENTER OF PITTSBURGH, LLC,
PENNSYLVANIA DEPARTMENT OF
LABOR & INDUSTRY, KORI L. SISTO,
ANN KIMMEL, KAREN KIMMEL,
CHRISTA L. CHILCOTE, CHERYL ANN
CHERRY, JOSEPH ROGERS,
TRIPLE V ENTERPRISES, LLC,
P. ERIN FRANK A/K/A PATRICIA ERIN
GILL, RUTH FREDERICK,
JOHN SCHWARTZRAUBER,
BARBARA SCHWARTZRAUBER,
FLORA J. CAMPBELL,
ALTOONA WATER AUTHORITY, CITY
OF ALTOONA, ALTOONA AREAS
SCHOOL DISTRICT, COUNTY OF
BLAIR, BLAIR COUNTY TAX CLAIM
BUREAU, PENNSYLVANIA
DEPARTMENT OF REVENUE, and
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS OR ANYONE ELSE
CLAIMING AN INTEREST IN THE
PROPERTIES IDENTIFIED HEREIN,
Defendants

Tax Map Nos.

1.07-3-28, 1.07-3-29, 1.07-3-30,
1.07-3-31, 1.07-3-32, 1.07-3-33,
1.07-3-34, 1.11-15-72, 1.11-15-073,
1.06-9-172, 1.03-4-140, 1.04-6-250,
1.04-6-249, 1.03-6-112, 1.03-6-113,
1.05-9-145, 1.06-9-47, 1.05-9-150,
1.05-9-149, 1.05-9-148, 1.05-9-146,
and 1.05-9-147

FILED
BLAIR COUNTY
ROBIN G. PATTON
2025 AUG 21 AM 9:56
CLERK OF ORPHANS COURT

ORDER

AND NOW, this 21st day of August, 2025, it is hereby
ORDERED, ADJUDGED, and DECREED that:

1. Plaintiff, REDEVELOPMENT AUTHORITY OF ALTOONA, is the owner in fee simple of certain property located in the City of Altoona, Blair County, Commonwealth

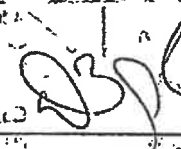
of Pennsylvania, identified as Blair County Tax Map Numbers 01.07-03..028.00-000, 01.07-03..029.00-000, 01.07-03..030.00-000, 01.07-03..031.00-000, 01.07-03..032.00-000, 01.07-03..033.00-000, 01.07-03..034.00-000, 01.11-15..072.00-000, 01.11-15..073.00-000, 01.06-09..172.00-000, 01.03-04..140.00-000, 01.04-06..250.00-000, 01.04-06..249.00-000, 01.03-06..112.00-000, 01.03-06..113.00-000, 01.05-09..145.00-000, 01.06-09..047.00-000, 01.05-09..150.00-000, 01.05-09..149.00-000, 01.05-09..148.00-000, 01.05-09..146.00-000, and/or 01.05-09..147.00-000.

2. Defendants, their heirs, successors, and assigns are forever barred from asserting any claim or interest against or in the above-described properties that arose prior to the entry of this Order of Court.

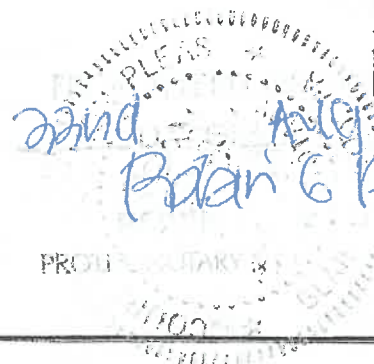
3. Any and all liens, encumbrances, charges or levies entered or imposed prior to the entry of this Order of Court and asserted by Defendants are hereby extinguished.

4. This Order shall be entered at the above-mentioned docket number and a certified copy of the Order may, at the discretion and expense of the Plaintiff, be recorded in the Office of the Recorder of Deeds of Blair County.

By the Court:



Clerk of the Court


2nd 25
Brian G. Patton
PROCL. NOTARY

COUNTY of BLAIR

REGISTER OF WILLS AND RECORDER OF DEEDS

ANITA L. TERCHANIK
Register & Recorder

LISA L. LOGAN
1st Deputy Register &
Recorder

ROSEMARIE BODENSKI
2nd Deputy Register &
Recorder

ANDREA MORINA
1st Deputy Register



COURTHOUSE
423 ALLEGHENY STREET
SUITE 145
HOLLIDAYSBURG PA
16648-2202

TELEPHONE
(814) 693-3095

GABRIEL FERA, PC
Solicitor

***RETURN DOCUMENT TO:**

FANELLI LEGAL
P O BOX 70
ALTOONA, PA 16603

Instrument Number - 202512344

Recorded On 8/22/2025 At 2:07:05 PM

* Instrument Type - ORDER OF COURT - DEEDS

* Total Pages - 3

Invoice Number - 359512

User - DD

* Grantor - MCCLELLAN, CATHY MCCLELLAN KATHRYN MCLELLAN, ERIC W MCLELLA

* Grantee - REDEVELOPMENT AUTHORITY OF ALTOONA

* Customer - FANELLI LEGAL

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES -	\$27.50
RECORDER OF DEEDS	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$33.00

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of BLAIR COUNTY, PENNSYLVANIA



Anita L. Terchanik
Anita L. Terchanik
Recorder of Deeds

THIS IS A CERTIFICATE PAGE
PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

0444F4



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 August 15, 2025
- b. Approval of LB Financial Reports – August 31, 2025

2. Action Items

- a. Motion to approve the conveyance by quit claim deed of the property located **1700-02 N. 10th Avenue**, Altoona, PA 16601 (Parcel #01.13-24..-020.00-000) to **Robert Chathams** of 1720 N. 10th 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.
 - b. Motion to approve the conveyance by quit claim deed of the property **108 4th Street**, Altoona, PA 16601 (Parcel #01.08-05..-110.00-000) to the **Altoona Area School District** of 1201 8th Avenue, Altoona, PA 16602 for the amount of **Thousand Dollars (\$1000.00)** for the purpose of off street parking for school district employees, and further authorizing the Chairman to execute the deed and the Secretary to attest to same.
 - c. Motion to approve the donation of the property located at **715 N 6th Ave**, Altoona, PA 16601 (Parcel # 01.13-30..-039.00-000) from Ronald L. Miller.
 - d. 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 **715 N 6th Ave, Altoona, PA** (Parcel #01.13-30..-039.00-000) in accordance with the terms stipulated in said Agreement to **Sarah Sabo of 717 N 6th Avenue, Altoona, PA 16601 for the amount of One Hundred Dollars (\$100.00) for the purpose of side lot beautification and lot consolidation** of and further authorizing the Chairman to execute and the Secretary to attest to same for the agreement and the associated deed.
 - e. Motion to approve the conveyance by quit claim deed of the property **715 N 6th Ave**, Altoona, PA 16601 (Parcel #01.13-30..-039.00-000) to **Sarah Sabo**, and further authorizing the Chairman to execute the deed and the Secretary to attest to same.
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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
August 15, 2025

I. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Chair Fiore.

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 July 18, 2025 Redevelopment Authority of Altoona Land Bank meeting. Mr. Thompson 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 July 31, 2025. Motion was seconded by Mayor Pacifico. Motion passed unanimously.

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 16602 (Parcel #01.08.-024.00-000) in accordance with the terms stipulated in said Agreement to City Scape Apartments of 2012 Whispering Pines Lane, Duncansville, PA 16635 and further authorizing the Chairman to execute and the Secretary to attest to same was made by Mr. Thompson. Motion was seconded by Councilman Beatty. Motion passed unanimously.
- b. Motion to approve the conveyance by quit claim deed of the property located at 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 16602 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 was made by Mr. Thompson. Motion was seconded by Mayor Pacifico. Motion passed unanimously.

3. Management Report

- a. ARROW Report** – Mr. Rossman reported that Arrow is to compose a list of suggested properties to suggest to the Blighted Property Review Board. Arrow is to mail the check to Laure Jane McGowan via Priority Mail. Arrow will try to contact both the Shirley Young Estate Attorney and the Executor about donating 1304 22nd Avenue. Josh Kaufman is to provide ARROW with any earlier contact information associated with 1414 Jefferson Avenue. ARROW wo contacts Cinnamon Charman of Colony Realty about the sale of 100 Maple Avenue and a donation of the property to the ARA by HUD.

4. Board Discussion Items and Announcements

None

5. Other Land Bank Business

None

VII. ADJOURNMENT

Motion was made by Mr. Thompson to adjourn the meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously.

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures

For the period starting August 1, 2025 and ending August 31, 2025

CASH ACCOUNTS	Annual	Balance 8/1/2025	Revenues August-25	Disbursements August-25	Current Bank Balance 8/31/2025	Committed Funds 8/31/2025	Adjusted Bank Balance 8/31/2025	Bank Interest Earned	ARPA Money to Spend
	Interest Rate								
Old Land Bank Funds	3.73%	\$99,069.68	\$314.07	\$3,053.57	\$96,330.18	\$0.00	\$96,330.18		
ARPA	3.73%	\$997,401.52	\$3,205.40	\$0.00	\$1,000,606.92	\$66,100.00	\$934,506.92	\$69,102.83	\$865,404.09
Vacant Property (U)	3.73%	\$36,937.25	\$1,693.52	\$1,248.55	\$37,382.22	\$0.00	\$37,382.22		
Blighted Property (R)	3.70%	\$7,018.57	*Sale of property, moving reimbursement \$21.57	\$0.00	\$7,040.14	\$0.00	\$7,040.14		
Land Bank City Contingency (U)	3.73%	\$2,639.47	\$4.54	\$2,621.50	\$22.51	\$0.00	\$22.51		
CASH TOTAL		\$1,140,427.02	\$5,234.56	\$4,302.12	\$1,141,359.46	\$66,100.00	\$1,075,281.97		

Treasurer Signature: _____

ALTOONA LAND BANK
Disbursements August 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
OLD LAND BANK					
8/14/2025	1031	12	Arrow Land Solutions	\$ 2,836.07	July Property Research
8/14/2025	1032	10415	Fanelli Legal	\$ 217.50	Young Estate Contact - 1304 22nd Ave.
				<u>\$ 3,053.57</u>	
ARPA					
			No Activity	<u>\$ -</u>	
VACANT PROPERTY					
8/14/2025	1082	18438-2	Lego Services	\$ 540.00	Lawn Mowing July 2025
8/14/2025	1083	1114-2	Becker's Lawn Care	\$ 575.00	Lawn Mowing July 2025
8/28/2025	1084	835 8th Ave	Blair County Recorder of Deeds	\$ 46.80	Eckhard - 835 8th Ave, Transfer Tax
8/28/2025	1085	835 8th Ave	Blair County Recorder of Deeds	\$ 86.75	Eckhard - 835 8th Ave, Deed Filing
				<u>\$ 1,248.55</u>	
BLIGHTED PROPERTY					
			No Activity	<u>\$ -</u>	
LAND BANK CITY CONTINGENCY					
8/14/2025	1016	10419	Fanelli Legal	\$ 838.00	Solicitorship - July 2025
8/14/2025	1016	10418	Fanelli Legal	\$ 1,518.00	Quiet Title Action 2025
8/14/2025	1016	10417	Fanelli Legal	\$ 135.00	Little Orchard Park Lawsuit
8/14/2025	1016	10416	Fanelli Legal	\$ 130.50	Crocket Knoll Sales Agreement
				<u>\$ 2,621.50</u>	
				TOTAL \$ 6,923.62	

Treasurer Signature: _____

2025 ALTOONA LAND BANK BUDGET

As of August 31, 2025

CASH ACCOUNTS

Land Bank - OLD RA Funds	2024 BUDGET	BALANCE
ARPA Funds	\$142,588.35	\$95,447.88
Vacant Property (U)	\$959,852.26	\$953,852.26
Blighted Property Program (R)	\$18,392.89	-\$4,423.48
City Contingency Funds	\$6,591.96	\$6,591.96
	\$15,117.40	\$45.49

Total Budget: \$1,142,542.86 \$1,051,514.11

EXPENSES

Incentive Funds	2024 BUDGET	BALANCE
Insurance - Improved Properties/Structures	\$103,000.00	\$103,000.00
Audit Fee	\$1,000.00	\$1,000.00
Branton Strategies LLC	\$4,000.00	\$4,000.00
Legal - Board	\$6,000.00	\$5,475.00
Legal - Real Estate (Title Clearing, Service, Deed Prep, Filing)	\$6,000.00	\$2,769.50
Marketing / Advertising	\$5,117.40	-\$7,102.26
Utilities	\$5,000.00	\$2,993.10
Mowing and Maintenance	\$2,588.35	\$2,027.78
Acquisition of Property (lien pmt, tax sale, agreed price)	\$16,392.89	\$12,891.89
Due Diligence on Potential Properties (Title Search, etc)	\$5,000.00	-\$3,241.37
Construction - (Site Prep)	\$20,000.00	-\$3,743.75
Blighted Property Rehab	\$959,852.26	\$953,852.26
	\$6,591.96	\$6,591.96
Total Expenses:	\$991,444.22	\$924,459.10

Monthly Expenditures													YTD	YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	YTD	YTD Income
\$1,757.75	\$1,972.29	\$2,594.53	\$3,331.13	\$3,578.80	\$5,922.22	\$25,030.18	\$3,053.57					\$47,140.47	\$47,140.47	\$3,214.36
\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 6,000.00	\$ 6,000.00	\$24,235.44
\$ -	\$1,087.75	\$ -	\$ -	\$ 636.00	\$17,677.12	\$ 2,166.95	\$1,248.55					\$22,816.37	\$22,816.37	\$30,663.32
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$182.12
\$ 377.00	\$1,072.50	\$ 2,779.00	\$ 984.75	\$1,346.50	\$ 1,587.75	\$ 4,302.91	\$2,621.50					\$15,071.91	\$15,071.91	\$227.20
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$5,561.30	\$25,087.09	\$31,500.04	\$6,923.62	\$ -	\$ -	\$ -	\$ -	\$91,028.75	\$91,028.75	\$58,522.44

Monthly Expenditures													YTD	YTD
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	YTD	YTD
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ 525.00	\$ -	\$ -	\$ -					\$ 525.00	\$ 525.00	\$ -
\$ 377.00	\$ 377.00	\$ 246.50	\$ 297.25	\$ 203.00	\$ 587.25	\$ 304.50	\$ 838.00					\$ 3,230.50	\$ 3,230.50	\$ -
\$ -	\$ 783.25	\$ 2,532.50	\$ 687.50	\$1,143.50	\$ 1,000.50	\$ 4,155.36	\$1,917.05					\$12,219.66	\$12,219.66	\$ -
\$ 372.90	\$ 480.81	\$ 377.52	\$ -	\$ -	\$ -	\$ 775.67	\$ -					\$ 2,006.90	\$ 2,006.90	\$ -
\$ -	\$ -	\$ 58.00	\$ -	\$ 440.34	\$ -	\$ 62.23	\$ -					\$ 560.57	\$ 560.57	\$ -
\$ -	\$ -	\$ -	\$ -	\$ 636.00	\$ 1,740.00	\$ 2,010.00	\$1,115.00					\$ 5,501.00	\$ 5,501.00	\$ -
\$ -	\$1,000.00	\$ -	\$ -	\$ -	\$15,937.12	\$20,086.75	\$ 217.50					\$37,241.37	\$37,241.37	\$ -
\$1,384.85	\$1,491.48	\$ 2,159.01	\$3,331.13	\$2,613.46	\$ 5,822.22	\$ 4,105.53	\$2,836.07					\$23,743.75	\$23,743.75	\$ -
\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 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	\$6,923.62	\$ -	\$ -	\$ -	\$ -	\$91,028.75	\$91,028.75	\$ -



PROPERTY ACQUISITION APPLICATION

PROPERTY INFORMATION

PARCEL ADDRESS: 1700-02 N 10th Avenue		
PARCEL #: 01.13-24..-020.00-000	<input checked="" type="checkbox"/> VACANT LOT	<input type="checkbox"/> LOT WITH STRUCTURE
SIZE AND SQUARE FOOTAGE: 50 X 120		

CONTACT INFORMATION

CONTACT NAME: Robert Chathams		
PHONE: 814-937-3556	EMAIL: rchathams@msn.com	
STREET ADDRESS: 1720 N 10th Ave		
CITY: Altoona	STATE: PA	ZIP CODE: 16601

PURCHASE AMOUNT INFORMATION

OFFER (NUMERICALLY): 100
OFFER (WRITTEN AMOUNT): One Hundred Dollars

TYPE OF REQUEST: (PLEASE SELECT ONE)

<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> SIDE YARD	<input type="checkbox"/> ADDITION OR REMODELING
<input type="checkbox"/> OFF STREET	<input type="checkbox"/> Other:	

BRIEFLY DESCRIBE YOUR PLAN:
Side lot beautification - no construction planned

PROPOSED USE (PLEASE SELECT ONE)

ALL PROPOSED USE IS SUBJECT TO ZONING AND LAND DEVELOPMENT
REGULATIONS

RESIDENTIAL		
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> ACCESSORY BUILDING
<input type="checkbox"/> OTHER (DESCRIBE):		

NON-RESIDENTIAL

- ☐ COMMERCIAL
- ☐ INDUSTRIAL
- ☐ INSTITUTIONAL
- ☐ PARK & RECREATION
- ☐ OTHER (DESCRIBE):

LEGAL INFORMATION

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED): Robert E. Chathams			
STREET ADDRESS: 1720 N 10th Avenue			
CITY: Altoona		STATE: PA	ZIP CODE: 16601
MARITAL STATUS:	<input type="checkbox"/> SINGLE	<input checked="" type="checkbox"/> MARRIED	<input type="checkbox"/> N/A
OWNERSHIP (REGARDLESS OF MARITAL STATUS): <input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> JOINT <input type="checkbox"/> 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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF YES LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME: 1704-06 N 10th Ave, 1704 Rear (01.13-24..-037.01-000) 1708 N 10th Ave, 1708 Rear (01.13-24..-037.00-000)			
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? <div style="text-align: center;"><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div>			
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			

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

August 19, 2025

Date

PROPERTY AGREEMENT

AND NOW, this 12 day of September 2025, this Agreement is made between SARAH SABO, an individual, of Altoona, PA, (hereinafter "Developer"),

A N D

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

A N D

The **CITY OF ALTOONA**, a Pennsylvania third class city, located in Altoona, Pennsylvania (hereinafter "City").

WHEREAS, Developer has acquired or soon is expected to acquire the premises located at 717 North Sixth Avenue, Altoona, PA; and

WHEREAS, Authority has acquired or soon is expected to acquire the premises located at 715 North Sixth Avenue, Altoona, PA; and

WHEREAS, Developer desires to acquire the property at 715 North Sixth Avenue, Altoona, to join with the property at 717 North Sixth Avenue; and

WHEREAS, the property at 715 North Sixth Avenue currently is subject to various liens including but not limited to a lien in favor of the City; and

WHEREAS, the Parties have discussed an arrangement by which the Authority will donate the property at 715 North Sixth Avenue to Developer subject to all liens currently on the property, and upon Developer satisfying certain obligations contained herein then the City will release its lien;

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

1. Upon acquiring the property known as 715 North Sixth Avenue, Altoona (the "Property"), the Authority hereby agrees that it will transfer to Developer such parcel. The transfer will be subject to whatever liens, judgments, or other encumbrances exist on the record, and Authority makes no representations to Developer regarding the status of title or otherwise. Developer understands that the property is or may be, at a minimum, subject to liens for taxes, a

municipal lien in favor of City, and at least one other judgment lien in favor of Crown Asset Management. Developer will be responsible for satisfying whatever liens remain in existence after the transfer.

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, or within thirty days after Authority acquires the Property, whichever is later.

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. Upon completion of the transfer of the Property to Developer and Developer's acquisition of the adjacent property at 717 North Sixth Avenue, the Developer will take steps to merge the properties. Developer will be responsible for the costs associated with obtaining final approval of the merger from the City of Altoona within twelve months from the date of the transfer of the deed from Authority to Developer.

5. Upon the completion of the merger of the lots by the deadline described above, City will release the lien it holds against the Property.

6. 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.

Bette Fischer

DEVELOPER

By: Jarah Jolo

Eric Leckman

AUTHORITY

By: Bill Frost

Lindrickus Schanmer
City Clerk

CITY

By: [Signature]