

1301 12th Street, Suite 400
Altoona, PA 16601



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814-949-2470

Friday, April 17 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 March 20, 2026
 - b. Approval of RA Financial Reports – March 31, 2026
 2. Discussion
 3. Action Items
 - a. Motion to approve the proposed Urban Redevelopment Area map.
 4. Management Report
 - a. 516 E Atlantic Ave
 5. Adjournment

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

IV. CALL TO ORDER

V. PUBLIC COMMENT

VI. PRESENTATION – NPP Contributors

VII. REGULAR BUSINESS

1. Administration
 - a. Approval of LB Minutes – Meeting of March 20, 2026
 - b. Approval of LB Financial Reports – March 31, 2026
2. Discussion
 - a. Approval for credit/debit card.
3. Action Items
 - a. Motion to authorize applying for a credit/debit card.
 - b. Motion to accept city owned land located at **320 E. Chestnut Avenue, Altoona Pennsylvania (Parcel# 01.07-12..-003.00-000)** in consideration of One dollar (\$1.00) Dollar and further authorizing the Chairman to execute and take any/all actions necessary to effectuate same.
4. Management Report
 - a. Garfield School
 - b. 1819 5th Ave
 - c. 1928 Pine Ave
 - d. 4039 5th Ave
 - e. 323 Wopsononock Ave
 - f. 1307 18th Ave
5. Board Discussion Items and Announcements
6. Other Land Bank Business
 - a. Blight Committee Report
 - b. GAEDC Report

VIII. ADJOURNMENT

IX. EXECUTIVE SESSION

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

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, March 20, 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, Jessica Sprouse

Members Absent: Richard Fiore, Mayor Matt Pacifico

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; Councilman Dave Butterbaugh; Jamie Foust, Altoona Main Street Manager; Bill Kibler, Altoona Mirror; Roberta Hoskie; Dominica Young of RH Realty of New Haven, CT.

I. CALL TO ORDER

The meeting was called to order by Vice Chair, Allen Thompson at 9:00 AM. Mr. Thompson welcomed and introduced the new Main Street Manager, Jamie Foust to the Authority.

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 as made by Councilman Beatty to approve the minutes of the February 20, 2026 Redevelopment Authority of Altoona meeting. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**

b. Approval of Financial Report: Mr. Luchansky reviewed the financial report. **Motion was made by Ms. Sprouse to accept the financial report for February 28, 2026, as presented. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

2. Discussion

None

3. Action Items

Motion adopting a resolution to acquire property and authorizing the solicitor to file the declaration of taking for 516 East Atlantic Avenue, Altoona, PA (Parcel # 01.10-21.-025.00-000) and take all actions necessary to effectuate the same was made by Ms. Sprouse. Motion was seconded by Councilman Beatty. Motion passed unanimously.

4. Management Report

None

5. Adjournment

There being no other business the motion was made by Ms. Sprouse to adjourn. Motion was seconded by Councilman Beatty. Motion passed unanimously. Meeting adjourned at 9:04 AM.

Approved by Ronald L. Beatty, Secretary/Treasurer

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

IV. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Vice Chairman Thompson at 9:05 A.M.

V. PUBLIC COMMENT

1. Presentation from Roberta Hoskie and Dominica Young of RH Realty New Haven CT.

Ms. Hoskie stated that since she was here in February, she has been spending time preparing her original proposal for questions that may arise. She has also reached out to some of the professional people in our area introducing herself and her proposal to develop Micro-Communities in Altoona. She wants to make herself available to anyone who has questions or concerns. She also thanked the Authority for embracing her idea and looks forward to working with us.

VI. REGULAR BUSINESS

1. Administration

- a. **Approval of Land Bank Minutes** Mr. Thompson asked if there were any comments on the minutes of the February 20, 2026 minutes that were in their packet?

Motion was made by Councilman Beatty to approve the minutes of the February 20, 2026 Redevelopment Authority of Altoona Land Bank meeting with the correction to the Management Report that 1329 21st Avenue is sold. Ms. Sprouse seconded the motion. Motion passed unanimously.

- b. **Approval of Land Bank Financial Report.** Mr. Luchansky presented the financial report. **Motion was made by Ms. Sprouse to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through February 28, 2026. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

2. Discussion

None

3. Action Items

- a. Motion to approve the conveyance by quit claim deed of the property located 1216-18 N. 6th Avenue, Altoona, PA (Parcel #01.13-33.-075.00-000), located 1220-22 N. 6th Avenue, Altoona, PA (Parcel # 01.13-33.-074.00-000), located 1224-26 N. 6th Avenue, Altoona, PA (Parcel # 01.13-33.-073.00-000), located 1228-30 N. 6th Avenue, Altoona, PA (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 amend and approve the conveyance by quit claim deed of the property located 1408 19th Street, Altoona, PA (Parcel #01.05-009.-145.00-000), located 1832 14th Avenue, Altoona, PA (Parcel # 01.05-09.-146.00-000), located 1830 14th Avenue, Altoona, PA (Parcel # 01.05-09.-147.00-000), located 1828 14th Avenue, Altoona, PA (Parcel # 01.05-09.-148.00-000, 1824-26 14th Avenue, Altoona PA 01.05-09.-150.00-000), located 1822 14th Avenue, Altoona, PA (Parcel # 01.05-09.-150.00-000). Located 1820 14th Avenue, Altoona, PA (Parcel # 01.05-09.-151.00-000) to RH Realty Services of 900 Chapel Street, New Haven, CT 06510 for the amount of Seven Hundred Dollars (\$700.00) for the purpose of developing Micro-Communities and further authorizing the Chairman to execute the deed and the Secretary to attest to same by Ms. Sprouse. Motion was seconded by Councilman Beatty. Motion passed unanimously.
- c. Motion to amend and enter into a Property Sales 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 Dollars (\$10,000.00) and further authorizing the Chairman to execute and take any/all actions necessary to effectuate same as made by Ms. Sprouse. Motion was seconded by Councilman Beatty. Motion passed unanimously.

4. Management Report

- a. 1329 21st Avenue – Sold
- b. 323 Wopsononock Avenue – Subdivision approved. RA to do a walk-through March 26, 2026 @ 9:00 AM
- c. 1305-07 18th Avenue – Still in process and we are monitoring.
- d. 1928 Pine Avenue – Sales Agreement has been signed over to the RA.
- e. 1008 Chestnut Ave – McAleer Sales Agreement signed over to RA. RFP's are forthcoming.

- f. 1819 5th Avenue – Eminent Domain was acquired on March 9, 2026.
- g. Garfield School site – Acquiring bids on construction materials and appliances from Lowes, Home Depot, Your Building Center. Proposals should go out in April. The Authority also has decided on full basements rather than crawl spaces for the same cost.
- h. New City ordinance will turn the ICE Building on Chestnut Avenue over to the RA
- i. Cricket Knoll Update – On hold until after we get the Garfield project kicked-off.

5. Board Discussion Items and Announcements

None

6. Other Land Bank Business

- a. Blight Committee Report – Committee will be recommending two properties to the RA.
- b. GAEDC Report – Next meeting is on March 25, 2026. Mr. McGuire also indicated that the city will receive a grant totaling \$3.3 million for the next 6 years @ \$550,000., per year from the Neighborhood Partnership Program. Members of the group who have contributed, and are receiving tax credits in exchange are M & T Bank, Sheetz Corporation, Blair Image Elements, Curry Supply Holdings and NPC Companies will be in attendance at the April 2026 RA meeting in order that the RA can show their appreciation to this group.

VII. ADJOURNMENT

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

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures

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

		Balance 3/1/2026	Revenues March-26	Disbursements March-26	Balance 3/31/2026
CASH ACCOUNTS					
	Contingency (U)	\$14,015.00	\$31.71	\$2.22	\$14,044.49
	In-Town Housing (R)	\$254,248.05	\$945.45	\$0.00	\$255,193.50
	RA City Contingency	\$28,948.96	\$69.26	\$1,874.92	\$27,143.30
	CASH TOTAL	\$297,212.01	\$1,046.42	\$1,877.14	\$296,381.29

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements March 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>CONTINGENCY FUND</u>					
3/18/2026	1018	26-0006312	City of Altoona	\$ 2.22	February 2026 Postage
				<u>\$ 2.22</u>	
<u>INTOWN HOUSING</u>					
			No Activity	<u>\$ -</u>	
<u>RA CITY CONTINGENCY</u>					
3/18/2026	1028		City of Altoona	\$ 757.17	Dynamic Property Taking - Altoona Mirror Ad
3/18/2026	1029	10786	Fanelli Legal	\$ 608.00	1819 5th Ave. Taking - Correspondences/Prep
3/18/2026	1029	10787	Fanelli Legal	\$ 64.00	516 E Atlantic Ave. Correspondences
3/18/2026	1029	10789	Fanelli Legal	\$ 232.00	February 2026 Solicitorship
3/24/2026	1030		Blair County Prothonotary	\$ 145.00	Atlantic Ave. Condemnation Filing Fee
3/24/2026	1031		Blair County Prothonotary	\$ 9.00	Atlantic Ave. Condemnation Certified Copy
3/24/2026	1032		Blair County Recorder of Deeds	\$ 59.75	Atlantic Ave. Condemnation Recording Fee
				<u>\$ 1,874.92</u>	
			TOTAL	\$ 1,877.14	

Treasurer Signature: _____

InTown Housing Loans

Green Avenue Properties - Randy Green 3.99% Pmt: \$369.59 March-16

Original Loan: \$50,000.00

Current Balance: \$20,094.03 March 31, 2026

Status: Current

Land Bank Revenue & Expenditures

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

	Annual Interest Rate	Balance 3/1/2026	Revenues March-26	Disbursements March-26	Current Bank Balance 3/31/2026	Committed Funds 3/31/2026	Adjusted Bank Balance 3/31/2026	Bank Interest Earned	ARPA Money to Spend
CASH ACCOUNTS									
Old Land Bank Funds	3.73%	\$337,105.43	\$695.60	\$117,616.56	\$220,184.47	\$0.00	\$220,184.47		
ARPA	3.73%	\$851,953.72	\$2,059.43	\$14,631.34	\$839,381.81	\$20,000.00	\$819,381.81	\$85,363.00	\$734,018.81
Vacant Property (U)	3.73%	\$29,545.38	\$71.47	\$0.00	\$29,616.85	\$0.00	\$29,616.85		
Blighted Property (R)	3.70%	\$7,144.28	\$16.16	\$0.00	\$7,160.44	\$0.00	\$7,160.44		
Land Bank City Contingency (U)	3.73%	\$16,903.82	\$38.82	\$2,895.00	\$14,047.64	\$0.00	\$14,047.64		
CASH TOTAL		\$1,225,748.81	\$2,842.66	\$132,247.90	\$1,096,343.57	\$20,000.00	\$1,090,391.21		

Treasurer Signature: _____

ALTOONA LAND BANK
Disbursements March 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
			OLD LAND BANK		
3/13/2026	1051	C#04072390	AASD Tax Office	\$ 775.69	McAleer Building School Taxes
3/13/2026	1052		Blair County Recorder of Deeds	\$ 87.75	McAleer Building Deed Recording
3/13/2026	1053	12787	HAB-MISC	\$ 1,077.30	McAleer Building City Taxes
3/13/2026	1054		Lawrence and Linda McAleer	\$ 98,977.00	Purchase of McAleer Building
3/18/2026	1055	Feb-26	Arrow Land Solutions	\$ 1,581.07	February 2026 Contract
3/24/2026	1056		Blair County Recorder of Deeds	\$ 30.00	323 Wopsonnock Ave. Subdivision Plans Recording
3/24/2026	1057		Blair County Recorder of Deeds	\$ 87.75	1928 Pine Ave. Deed Recording
3/24/2026	1058		Scott McDermott	\$ 15,000.00	1928 Pine Ave. Purchase
				<u>\$ 117,616.56</u>	
			ARPA		
3/18/2026	1025		The EADS Group	\$ 1,531.34	Garfield School Site Land Development
3/18/2026	1026		Triad Engineering	\$ 13,100.00	Garfield School Site Land Development
				<u>\$ 14,631.34</u>	
			VACANT PROPERTY		
			No Activity	\$ -	
			BLIGHTED PROPERTY		
			No Activity	\$ -	
			LAND BANK CITY CONTINGENCY		
3/18/2026	1024	10789	Fanelli Legal	\$ 920.00	Solicitorship - February 2026
3/18/2026	1024	10788	Fanelli Legal	\$ 1,830.00	Orchard Park Lawsuit
3/24/2026	1025		Blair County Prothonotary	\$ 145.00	6th Ave. Properties Quiet Title Action
				<u>\$ 2,895.00</u>	
			TOTAL	\$ 135,142.90	

Treasurer Signature: _____

2026 ALTOONA LAND BANK BUDGET

As of March 31, 2026

CASH ACCOUNTS

Land Bank - OLD RA Funds	BALANCE	
ARPA Funds	\$218,447.11	
Vacant Property (U)	\$856,419.05	
Blighted Property Program (R)	\$29,401.75	
City Contingency Funds	\$7,113.42	
	\$17,487.11	
	\$13,538.11	
	\$1,101,670.38	
Total Budget:	\$1,275,043.07	\$1,101,670.38

EXPENSES

Incentive Funds	BALANCE	
Insurance - Improved Properties/Structures	\$10,895.83	
Audit Fee	\$1,000.00	
Branton Strategies LLC	\$3,625.00	
Legal - Board	\$6,000.00	
Legal - Real Estate (Title Clearing, Service, Deed Prep, Filing)	\$14,000.00	
Marketing / Advertising	\$12,661.50	
Utilities	\$31,400.00	
Moving and Maintenance	\$5,000.00	
Acquisition of Property (lien pmt, tax sale, agreed price)	\$33,129.44	
Due Diligence on Potential Properties (Title Search, etc)	\$35,000.00	
Construction - (Site Prep)	\$20,000.00	
Blighted Property Rehab	\$851,028.31	
	\$7,123.21	
Total Expenses:	\$913,151.52	\$765,467.83

	Monthly Expenditures												YTD	YTD Income	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	\$3,200.92	\$25,261.40	\$117,616.56											\$146,078.88	\$326,737.36
	\$ -	\$ 8,617.72	\$ 14,631.34											\$ 23,249.06	\$6,211.82
	\$ 95.75	\$ -	\$ -											\$ 95.75	\$215.10
	\$ -	\$ -	\$ -											\$ -	\$47.02
	\$ 406.00	\$ 648.00	\$ 2,895.00											\$ 3,949.00	\$17,991.03
	\$3,702.67	\$34,527.12	\$135,142.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$173,372.69	\$351,202.33

	Monthly Expenditures												YTD		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	\$ -	\$21,700.00	\$ -											\$ -	\$ 21,700.00
	\$ -	\$ -	\$ -											\$ -	\$ -
	\$ -	\$ -	\$ -											\$ -	\$ -
	\$ -	\$ -	\$ -											\$ -	\$ -
	\$ 130.50	\$ 288.00	\$ 920.00											\$ 1,338.50	\$ 1,338.50
	\$ 275.50	\$ 360.00	\$ 2,005.00											\$ 2,640.50	\$ 2,640.50
	\$ -	\$ -	\$ -											\$ -	\$ -
	\$ -	\$ -	\$ -											\$ -	\$ -
	\$ 95.75	\$ -	\$ -											\$ 95.75	\$ 95.75
	\$3,200.92	\$ 3,561.40	\$ 1,581.07											\$ 8,343.39	\$ 8,343.39
	\$ -	\$ 8,617.72	\$ 14,631.34											\$ 23,249.06	\$ 23,249.06
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$173,372.69	\$173,372.69

Proposed Urban Redevelopment Areas

