



Friday, February 20, 2026 @ 9:00 AM
Altoona City Hall – 1301 12th Street, 4th Floor Common Room

AGENDA

ANNUAL MEETING

I. CALL TO ORDER

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 will be received from the floor with subsequent action by the board for the following positions:

1. Chairperson
2. Vice Chairperson
3. Secretary/Treasurer

III. ADJOURNMENT



Friday, February 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 January 16, 2026
 - b. Approval of RA Financial Reports – January 31, 2026
 - c. Appointments of Officers
 2. Discussion
 3. Action Items
 4. Management Report
 - a. 1819 5th Ave update
 5. Adjournment

**REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
January 16, 2026**

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, January 16, 2026 at 9:00 AM in the 4th floor Common Room of Altoona City Hall.

Members Present; Allen Thompson, Vice Chair, Councilman Ron Beatty, Mayor Matthew Pacifico, Jessica Sprouse (phone).

Members Absent; Richard Fiore, Chair

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

Guests Present: Don Rossman, ARROW Solutions, LLC; Dan Beyer, EADS Group, Bill Kibler, Altoona Mirror, Joe Rispoli, Community Member and Dave Servello, Community Member.

I. REDEVELOPMENT AUTHORITY OF ALTOONA MEETING – CALL TO ORDER

The meeting was called to order by Vice Chair Allan Thompson at 9:02 AM.

II. PUBIC 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 December 19, 2025 Redevelopment Authority of Altoona meeting. Motion was seconded by Mayor Pacifico. Motion passed unanimously.**
- b. **Approval of Financial Report:** Mr. McCoy reviewed the financial report. **Motion was made by Mayor Pacifico to accept the financial report for December 31, 2025, as presented. Councilman Beatty seconded the motion. Motion passed unanimously.**

2. Discussion

None

3. Action Items

None

4. Management Report

a. 1819 5th Avenue update

Attorney Fanelli reported that at last month's meeting the RA voted to take this property by eminent domain. All the documents have been prepared, filed and in the process of being served to the property owner and lien holders. If all goes as planned everything will be served by the first of next week and by the end of February the property should be in the hands of the RA. There were no other comments or discussion.

5. Adjournment

There being no other business the motion was made by Mayor Pacifico to adjourn. Councilman Beatty seconded the motion. Motion passed unanimously. Meeting adjourned at 9:05 AM.

Approved by Ronald L. Beatty, Secretary

Redevelopment Authority Revenue & Expenditures
 For the period starting January 1, 2026 and ending January 31, 2026

	Balance 1/1/2026	Revenues January-26	Disbursements January-26	Balance 1/31/2026
--	---------------------	------------------------	-----------------------------	----------------------

CASH ACCOUNTS

Contingency (U)	3.69%	\$13,961.85	\$31.01	\$5.92	\$13,986.94
In-Town Housing (R)	3.70%	\$252,409.27	\$564.83	\$0.00	\$252,974.10
RA City Contingency	3.73%	\$50,232.96	\$162.18	\$19,377.25	\$31,017.89
CASH TOTAL		\$316,604.08	\$758.02	\$19,383.17	\$297,978.93

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements January 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
CONTINGENCY FUND					
1/15/2026	1016	26-0006148	City of Altoona	\$ 5.92	December 2025 Postage
				<u>\$ 5.92</u>	
INTOWN HOUSING					
No Activity					
				<u>\$ -</u>	
RA CITY CONTINGENCY					
1/6/2026	1022		Blair County Prothonotary	\$ 145.00	1819 5th Ave. Declaration of Taking filing
1/6/2026	1023		Blair County Prothonotary	\$ 9.00	1819 5th Ave. Declaration of Taking Certification Copy
1/6/2026	1024		Blair County Recorder of Deeds	\$ 59.75	1819 5th Ave. Declaration of Taking Recording
1/15/2026	EFT		Transfer of funds to LB City Cont.	\$ 17,887.50	Transfer of funds to LB City Cont.
1/15/2026	1025	10682	Fanelli Legal	\$ 1,145.50	1819 5th Ave. Eminent Domain
1/15/2026	1025	10684	Fanelli Legal	\$ 130.50	December 2025 Solicitorship
				<u>\$ 19,377.25</u>	
TOTAL				<u>\$ 19,383.17</u>	

Treasurer Signature: _____

InTown Housing Loans

Green Avenue Properties - Randy Green

3.99%

Pmt: \$369.59

Original Loan:

\$50,000.00

March-16

Current Balance:

\$21,295.40

January 21, 2026

Status:

Current

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

IV. CALL TO ORDER

V. PUBLIC COMMENT

- a. **Presentation from Dominica Young and Roberta Hoskie**

VI. REGULAR BUSINESS

1. Administration
 - a. Approval of LB Minutes – Meeting of January 16, 2026
 - b. Approval of LB Financial Reports – January 31, 2026
2. Discussion
 - a. Purchasing four permit ready house plans.
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
 - b. Motion to approve the conveyance by quit claim deed of the property located **2105 Washington Ave.** Altoona, PA 16601 (Parcel #01.05-03..-019.00-000) to **Kenneth W. Ballos II** of 2726 Broad Avenue, Altoona, PA 16601 for 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.
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. Garfield School site
5. Board Discussion Items and Announcements
6. Other Land Bank Business

VII. ADJOURNMENT

VIII. EXECUTIVE SESSION

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
January 16, 2026**

I. CALL TO ORDER

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

II. PUBLIC COMMENT

None.

III. ALTOONA CITY LAND BANK BUSINESS

1. Administration

- a. **Approval of Minutes** Mr. Thompson asked if there were any comments on the minutes of the December 19, 2025 minutes that were in their packet? **Motion was made by Councilman Beatty to approve the minutes of the December 19, 2025 Redevelopment Authority of Altoona Land Bank meeting. Mayor Pacifico seconded the motion. Motion passed unanimously.**

- b. **Approval of Financial Report.** Mr. McCoy presented the financial report. **Motion was made by Mayor Pacifico to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through December 31, 2025. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

2. Discussion

EADS Presentation – Garfield School Site – 2000 14th Avenue

- a. Mr. Beyer of EADS Group presented a concept plan for the Garfield School Site at 2000 14th Avenue. There are two plans to consider, one has three single family homes which will allow for more green space. The second plan has 4 single family homes that has a street running through the middle. The street would require the city to be responsible for the maintenance. It would also make one homeowner responsible for maintenance of the retaining wall on the corner of the property. He stated that one of the services that they are proposing is the addition of Geotechnical Engineering services that will be done by Tri-Ad as a study to be sure of what is in the soil that these homes will be built on. We

don't know what materials may have been used to fill the old foundation when the school was torn down. The extra cost for this service is \$13,100.

Mr. Beyer also presented a concept plan for the Cricket Knoll project site located near the intersection of Kettle Street and Cherry Avenue. Scope of services will include preparing two Concept Plans utilizing existing topographic and mapping. They will present the plans to the Redevelopment Authority and other stakeholders as necessary to complete the concept plan.

3. Action Items

- a. **Motion to amend the agenda to include the Tri-Ad Geotechnical services for \$13,100., was made by Councilman Beatty. Motion was seconded by Mayor Pacifico. Motion passed unanimously. A motion was then made by Ms. Sprouse to approve awarding the geotechnical services proposal to Tri-Ad, as presented. Motion was seconded by Councilman Beatty. Motion passed unanimously.**
- b. **Motion to approve Arrow Land Solutions contract for 2026 not to exceed \$38,000., was made by Councilman Beatty. Motion was seconded by Mayor Pacifico. Motion passed unanimously.**

4. Management Report

- a. 1329 21st Avenue – Has been sold for \$330,000.
- b. 323 Wopsonnock Avenue – Listed for Sale for \$195,000. (Lots to be merged before sale)
- c. 1305-07 18th Avenue – Still in process.
- d. 1928 Pine Avenue – The report is back with a clear title. It does have \$3,400 due in taxes. The building is a duplex and it has a vacant lot beside. It is a buildable neighborhood
- e. 1008 Chestnut Ave –A \$100,000 contract to purchase with McAleer. Mr. Luchansky met with Stiffler, McGraw and the building has been found to be structurally sound. The options could be to build an apartment on the second floor and commercial space on the first floor.

5. Board Discussion Items and Announcements

None

6. Other Land Bank Business

None

IV. 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 10.00 A.M.**

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures
 For the period starting January 1, 2026 and ending January 31, 2026

CASH ACCOUNTS	Annual Interest Rate		Balance	Revenues	Disbursements	Current Bank Balance	Committed Funds	Adjusted Bank Balance	Bank Interest Earned	ARRA Money to Spend
	1/1/2026	January-26	1/1/2026	January-26	January-26	1/31/2026	1/31/2026	1/31/2026		
Old Land Bank Funds	3.73%		\$39,525.99	\$325,261.11	\$3,200.92	\$361,586.18	\$0.00	\$361,586.18		
ARPA	3.73%		\$856,419.05	\$2,215.85	\$0.00	\$858,634.90	\$20,000.00	\$838,634.90	\$81,367.03	\$757,267.87
Vacant Property (U)	3.73%		\$29,497.50	\$77.07	\$95.75	\$29,478.82	\$0.00	\$29,478.82		
Blighted Property (R)	3.70%		\$7,113.42	\$15.80	\$0.00	\$7,129.22	\$0.00	\$7,129.22		
Land Bank City Contingency (U)	3.73%		\$5.61	\$17,913.04	\$406.00	\$17,512.65	\$0.00	\$17,512.65		
CASH TOTAL			\$932,555.96	\$327,569.83	\$3,296.67	\$1,256,829.12	\$20,000.00	\$1,254,341.77		

Treasurer Signature: _____

ALTOONA LAND BANK
Disbursements January 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>OLD LAND BANK</u>					
1/15/2026	1045		Arrow Land Solution	\$ 801.54	December 2025 Hourly Work
1/28/2026	1046		Arrow Land Solution	\$ 2,399.38	December 2025 Hourly Work
				<u>\$ 3,200.92</u>	
<u>ARPA</u>					
No Activity					
				<u>\$ -</u>	
<u>VACANT PROPERTY</u>					
1/13/2026	1102	1230	Recorder of Deeds	\$ 95.75	Washington Ave. Properties Deed Recording
				<u>\$ 95.75</u>	
<u>BLIGHTED PROPERTY</u>					
No Activity					
				<u>\$ -</u>	
<u>LAND BANK CITY CONTINGENCY</u>					
1/15/2026	1022	10684	Fanelli Legal	\$ 130.50	Solicitors - December 2025
1/15/2026	1022	10681	Fanelli Legal	\$ 203.00	1329 21st Ave Deed Revision
1/15/2026	1022	10683	Fanelli Legal	\$ 72.50	325 Wopsononock Ave. Deed Prep
				<u>\$ 406.00</u>	
TOTAL				\$ 3,702.67	

Treasurer Signature: _____

