



Friday, May 16, 2025 @ 9:00 AM  
Altoona City Hall – 1301 12<sup>th</sup> Street, 4<sup>th</sup> Floor Common Room

## **AGENDA**

### **REDEVELOPMENT AUTHORITY OF ALTOONA (RA)**

**I. CALL TO ORDER**

**II. PRESENTATION**

- a. RA/RA Land Bank Audit Report – Dan Bradley, Young Oakes Brown & Co.

**III. PUBLIC COMMENT**

**IV. REGULAR BUSINESS**

- 1. Administration
  - a. Approval of RA Minutes – Meeting of April 11, 2025
  - b. Approval of RA Financial Reports – April 30, 2025
- 2. Discussion
  - a. Presentation – Laurence Christian, Strategic Solutions, LLC
  - b. Executive Director Search Update – Christopher McGuire
  - c. In-Town Housing Meeting Update – Nate Kissell
- 3. Action Items
- 4. Management Report
- 5. Other Redevelopment Authority Business
- 6. Adjournment

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## **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 April 11, 2025
- b. Approval of LB Financial Reports – April 30, 2025

##### **2. Action Items**

- a. Motion to approve a resolution of the Redevelopment Authority of Altoona, acting as Land Bank, seeking forgiveness of delinquent taxes for certain recently acquired properties, as per the existing Intergovernmental Agreement with the applicable taxing entities, and further authorizing the Chairman to execute the resolution and the Secretary to attest to same.
- b. Motion to approve the conveyance by quit claim deed of the property located 1520-22 N 8<sup>th</sup> Avenue, Altoona, PA 16601 (Parcel #01.13-21..-080.00-000) to Joseph and Krista Franks of 1523 N 7<sup>th</sup> Avenue, Altoona, PA 16601 for the amount of two hundred fifty dollars (\$250.00) for the purpose of side lot beautification.

##### **3. Management Report**

- a. ARROW Report – DJ Rossman

##### **4. Board Discussion Items and Announcements**

##### **5. Other Land Bank Business**

#### **VIII. ADJOURNMENT**

#### **IX. EXECUTIVE SESSION**

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**REDEVELOPMENT AUTHORITY OF ALTOONA**  
**MINUTES**  
**April 11, 2025**

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, April 11, 2025, at 9:00 AM in the 4<sup>th</sup> floor of the Common Room in Altoona City Hall.

**Members Present:** Vice Chair Allen Thompson, Mayor Matthew Pacifico, Councilman Ron Beatty, Jessica Sprouse

**Staff Present:** Solicitor Patrick Fanelli; Diana White, Community Development Director; Adam McCoy, Community Development Accounting Manager; James Trexler, Housing Rehabilitation Manager; Sabrina Appel-McMillen, GIS/Land Use Coordinator; Nate Kissell, Director, Public Works; Chris McGuire, Altoona City Manager; Bette Fischer, Clerical Associate III, Community Development

**Guests Present:** Tim Smith, Altoona City Resident; Heidi Stephans, Visiting; Chuck LaMark; Altoona City Resident; Bill Kibler, Altoona Mirror

**I. REDEVELOPMENT AUTHORITY OF ALTOONA MEETING – CALL TO ORDER**

The meeting was called to order by Vice-Chairperson Thompson at 9:03 AM.

**II. PUBLIC COMMENT**

Mr. LaMark wants to remind everyone to remember Little Orchard Park and rather than act as a group, to act as individuals. He thanked Councilman Bruce Kelly, Councilman Jesse Ickes and Ms. Jessica Sprouse for their kindness and for affording him the opportunity and taking the time to discuss his feelings regarding Orchard Park and the group that he was representing.

**III. REGULAR BUSINESS**

**1. Administration**

- a. **Approval of Minutes.** Vice-Chairman 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 March 21, 2025 Redevelopment Authority of Altoona meeting. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**
  
- b. **Approval of Financial Report.** **Motion was made by Mayor Pacifico to accept the financial report as presented. Ms. Sprouse seconded the motion. Motion passed unanimously.**

## **2. Discussion**

Mr. McGuire, City Manager gave an update on the search for an Executive Director for the Redevelopment Authority. They have three applicants and have interviewed one (who seemed very promising and interviewed well). They are in the process of trying to schedule the other two for sometime next week.

## **3. Action Items**

None at this time.

## **4. Management Report**

None at this time.

## **5. Other Redevelopment Authority Business**

None at this time.

## **6. Adjournment**

**Motion was made by Mayor Pacifico to adjourn the Altoona Redevelopment Authority meeting at 9:07 AM. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**

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Approved by Ronald L. Beatty, Secretary/Treasurer

**Redevelopment Authority Revenue & Expenditures**  
For the period starting April 1, 2025 and ending April 30, 2025

CDBG FUNDS		Balance 4/1/2025	Revenues April-25	Disbursements April-25	Balance 4/30/2025
		\$0.00	\$0.00	\$0.00	\$0.00
CDBG TOTAL		\$0.00	\$0.00	\$0.00	\$0.00

CASH ACCOUNTS		Annual Interest Rate			
Contingency (U)	4.86%	\$13,654.54	\$42.14	\$0.00	\$13,696.68
In-Town Housing (R)	4.86%	\$205,218.15	\$2,545.23	\$0.00	\$207,763.38
RA City Contingency	3.73%	\$15,589.15	\$50,152.05	\$192.03	\$65,549.17
CASH TOTAL		\$234,461.84	\$52,739.42	\$192.03	\$287,009.23

Treasurer Signature: \_\_\_\_\_

REDEVELOPMENT AUTHORITY OF ALTOONA  
Disbursements April 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>CONTINGENCY FUND</u>					
			No Activity	\$ -	
<u>INTOWN HOUSING</u>					
			No Activity	\$ -	
<u>RA CITY CONTINGENCY</u>					
4/10/2025	1011		City Hall	\$ 68.78	RA Meeting Date Change Notice - Altoona Mirror Ad
4/10/2025	1012	10214	Fanelli Legal	\$ 123.25	Solicitorship March 2025
TOTAL				\$ 192.03	

Treasurer Signature: \_\_\_\_\_

## As of April 30, 2025

CASH ACCOUNTS		
	2025 BUDGET	BALANCE
Contingency Fund (U)	\$8,701.00	\$8,701.00
Intown Housing Program (R)	\$203,038.91	\$203,038.91
City Contingency Funds	\$15,137.80	\$13,800.27
City Grant 2025	\$50,000.00	\$50,000.00
<b>Total Budget:</b>	<u>\$276,877.71</u>	\$275,540.18

EXPENSES	2025 BUDGET	BALANCE
Legal - Real Estate/Project	\$4,137.80	\$4,050.80
Legal - Board Meetings, Policy	\$7,000.00	\$5,749.47
Audit - RA	\$4,000.00	\$4,000.00
Intown Housing Program (R) Loans	\$203,038.91	\$203,038.91
Office Expense	\$1,000.00	\$1,000.00
Misc. Expense	\$7,701.00	\$7,701.00
Staffing Cost	\$50,000.00	\$50,000.00
<b>Total Expenses:</b>	<u>\$272,739.91</u>	<u>\$275,540.18</u>

## InTown Housing Loans

Green Avenue Properties - Randy Green	3.99%	Pmt: \$369.59	March-16
Original Loan:		\$50,000.00	
Current Balance:		\$23,339.81	April 30, 2025
Status:		Current	
Vicini Realty - Michael Columbo, Jr.	3.99%	Pmt: \$739.19	November-14
Original Loan:		\$100,000.00	
Current Balance:		\$36,481.98	April 30, 2025
Status:		Current	



**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK  
MINUTES  
April 11, 2025**

**I. CALL TO ORDER**

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Vice-Chairperson Thompson at 9:07 AM.

**V. PUBLIC COMMENT**

Mr. Timothy Smith thanked the RA for the mowing contract that has been awarded to Becker Lawn Services for the Beech Avenue properties. It helps those who are volunteering at this time to keep these properties mowed and free of debris.

**VI. ALTOONA CITY LAND BANK BUSINESS**

**1. Administration**

- a. **Approval of Minutes** Vice-Chairperson Thompson asked if there were any comments on the minutes. **Motion was made by Mayor Pacifico to approve the minutes of the March 21, 2025 Redevelopment Authority of Altoona Land Bank meeting. Councilman Beatty seconded the motion. Motion passed unanimously.**
- b. **Approval of Financial Report** **Motion was made by Councilman Beatty to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through the March 31, 2025. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**

**2. Action Items**

- a. **Motion was made by Mayor Pacifico to extend the deadline for receipt of proposals from developers for the redevelopment of 1822-1832 14<sup>th</sup> Avenue and 1408 19<sup>th</sup> Street into single family dwelling units until May 30, 2025. Ms. Sprouse seconded the motion. Motion passed unanimously.**
- b. **Motion was made by Mayor Pacifico to enter into an agreement of sale with Laura Jane McGowan of P.O. Box 538, Intercourse, PA 17534 to acquire the property located at 2000-2018 14<sup>th</sup> Avenue (Parcel #01.05-14.-024.00-000) for the sum of Twenty Thousand dollars (\$20,000), plus any**

transaction costs and subject to outstanding liens, with the buyer providing a special warranty deed at closing and representing that there are no claims, liens, mortgages, or judgements against her or the subject property, except as would be discovered through a typical title search of the records at the Blair County Courthouse. Ms. Sprouse seconded the motion. Motion passed unanimously.

- c. Motion was made by Councilman Beatty to accept the proposal from Freedom Storage Rentals, LP of 360 Travelers Road, East Freedom, PA 16637 for the acquisition of 323-325 and 327 Wopsononock Avenue in consideration of Twenty-Five Thousand dollars (\$25,000) for subsequent lot merger, rehabilitation and resale as a single-family owner-occupied property, and further authorizing the Chairman to execute the developer's agreement and the Secretary to attest to same. Mayor Pacifico seconded the motion. Motion passed unanimously. Mr. Trexler gave an update on this property. We had three RFP bids come in Riverside Paint was not considered as their paperwork was incomplete. The second one which was Cedar Creek scored at 41 points. It was offered at \$5,010 for the acquisition. Estimated remodel at \$57,250. Freedom Storage the third scored 58 points. This was very well prepared and very detailed. They offered \$25,000 for the acquisition. The estimated rehab came in at \$81,000.
- d. Motion was made by Councilman Beatty to enter into an agreement with Becker's Lawn Care of 2512 4<sup>th</sup> Avenue, Altoona, PA 16602 in the total amount of \$435 per mow for properties in the area northwest of the rail line (16601) for the 2025-2026 seasons and further authorizing the Chairman to execute the agreement and the Secretary to attest to same. Motion was seconded by Ms. Sprouse. Motion passed unanimously.
- e. Motion was made by Mr. Sprouse to enter into an agreement with Lego Services of P.O. Box 629, Altoona, PA 16603 for mowing services in the total amount of \$400 per mow for properties in the area southeast of the rail line (16602) for the 2025 and 2026 seasons and further authorizing the Chairman to execute the agreement and the Secretary to attest to same. Motion was seconded by Councilman Beatty. Motion passed unanimously.

### **3. Management Report**

#### **a. ARROW Report**

Mr. Rossman was unable to make the meeting today. ARROW was responsible to acquiring the sale of the 2000-2028 14<sup>th</sup> Avenue property from Ms. McGowan which was approved.

### **4. Board Discussion Items and Announcements**

None

### **5. Other Land Bank Business**

None

## **VII. ADJOURNMENT**

There being no other business the meeting was adjourned at 9:35 AM.

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Approved by Ronald L. Beatty, Secretary/Treasurer

## **VIII. EXECUTIVE SESSION**

**Land Bank Revenue & Expenditures**

For the period starting April 1, 2025 and ending April 30, 2025

CDBG FUNDS						
Balance 4/1/2025	Revenues April-25	Disbursements April-25	Current Bank Balance 4/30/2025	Committed Funds 4/1/2025	Adjusted Bank Balance 4/30/2025	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>CDBG TOTAL</b>						

Annual Interest Rate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
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Treasurer Signature: \_\_\_\_\_

ALTOONA LAND BANK  
Disbursements April 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<u>OLD LAND BANK</u>					
4/10/2025	1018	8	Arrow Land Solutions	\$ 3,331.13	Property research for March 2025
				<u>\$ 3,331.13</u>	
<u>ARPA</u>					
No Activity				<u>\$ -</u>	
<u>VACANT PROPERTY</u>					
No Activity				<u>\$ -</u>	
<u>BLIGHTED PROPERTY</u>					
No Activity				<u>\$ -</u>	
<u>LAND BANK CITY CONTINGENCY</u>					
4/10/2025	1011	10212	Fanelli Legal	\$ 159.50	Correspondence - Beech Ave Development
4/10/2025	1011	10213	Fanelli Legal	\$ 528.00	Quiet Title Action 2025
4/10/2025	1011	10214	Fanelli Legal	\$ 297.25	March 2025 Solicitorsip
				<u>\$ 984.75</u>	
<b>TOTAL</b>				<u>\$ 4,315.88</u>	

Treasurer Signature: \_\_\_\_\_

2025 ALTOONA LAND BANK BUDGET

As of April 30, 2025

CASH ACCOUNTS

	2024 BUDGET	BALANCE
Land Bank - OLD RA Funds	\$142,588.35	\$132,932.65
ARPA Funds	\$959,852.26	\$953,852.26
Vacant Property (U)	\$18,392.89	\$17,305.14
Blighted Property Program (R)	\$6,591.96	\$6,591.96
City Contingency Funds	\$15,117.40	\$9,904.15
Total Budget:	\$1,142,542.86	\$1,120,586.16

Monthly Expenditures													YTD	YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
\$ 1,757.75	\$ 1,972.29	\$ 2,594.53	\$ 3,331.13										\$ 9,855.70	\$1,661.56
\$ -	\$ -	\$ 6,000.00	\$ -										\$ 6,000.00	\$11,871.57
\$ -	\$ 1,087.75	\$ -	\$ -										\$ 1,087.75	\$389.35
\$ -	\$ -	\$ -	\$ -										\$ -	\$86.67
\$ 377.00	\$ 1,072.50	\$ 2,779.00	\$ 984.75										\$ 5,213.25	\$156.95
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-		\$21,956.70	\$14,176.10

EXPENSES

	2024 BUDGET	BALANCE
Incentive Funds	\$103,000.00	\$103,000.00
Insurance - Improved Properties/Structures	\$1,000.00	\$1,000.00
Audit Fee	\$4,000.00	\$4,000.00
Branton Strategies LLC	\$6,000.00	\$6,000.00
Legal - Board	\$6,000.00	\$4,702.25
Legal - Real Estate (Title Clearing, Service, Deed Prep, Filing)	\$5,117.40	\$1,114.15
Marketing / Advertising	\$5,000.00	\$3,768.77
Utilities	\$2,588.35	\$2,530.35
Mowing and Maintenance	\$18,392.89	\$18,392.89
Acquisition of Property (lien pmt, tax sale, agreed price)	\$5,000.00	\$4,000.00
Due Diligence on Potential Properties (Title Search, etc)	\$20,000.00	\$11,633.53
Construction - (Site Prep)	\$959,852.26	\$953,852.26
Blighted Property Rehab	\$6,591.96	\$6,591.96
Total Expenses:	\$991,444.22	\$976,077.75

Monthly Expenditures													YTD	
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
\$ -	\$ -	\$ -	\$ -										\$ -	
\$ -	\$ -	\$ -	\$ -										\$ -	
\$ -	\$ -	\$ -	\$ -										\$ -	
\$ 377.00	\$ 377.00	\$ 246.50	\$ 297.25										\$ 1,297.75	
\$ -	\$ 783.25	\$ 2,532.50	\$ 687.50										\$ 4,003.25	
\$ 372.90	\$ 480.81	\$ 377.52	\$ -										\$ 1,231.23	
\$ -	\$ -	\$ 58.00	\$ -										\$ 58.00	
\$ -	\$ -	\$ -	\$ -										\$ -	
\$ -	\$ 1,000.00	\$ -	\$ -										\$ 1,000.00	
\$ 1,384.85	\$ 1,491.48	\$ 2,159.01	\$ 3,331.13										\$ 8,366.47	
\$ -	\$ -	\$ 6,000.00	\$ -										\$ 6,000.00	
\$ -	\$ -	\$ -	\$ -										\$ -	
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-		\$21,956.70	

## **RESOLUTION**

### **A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF ALTOONA, ACTING AS LAND BANK, SEEKING FORGIVENESS OF DELINQUENT TAXES FOR CERTAIN RECENTLY ACQUIRED PROPERTIES, AS PER THE EXISTING INTERGOVERNMENTAL AGREEMENT WITH THE APPLICABLE TAXING ENTITIES**

WHEREAS, The Redevelopment Authority of Altoona ("Authority"), has been designated as a Land Bank pursuant to the Land Bank Law, Act 3 of 2018; and

WHEREAS, the Authority, as Land Bank, has entered into an Intergovernmental Agreement dated August 20, 2019, with the City of Altoona, Altoona Area School District, and the County of Blair (the "Agreement"); and

WHEREAS, Paragraph 3 of the Agreement provides that when the Authority has acquired real property in its capacity as land bank, then the various taxing entities shall forgive, exonerate, and release the properties from all real estate tax liens, costs, or other charges against the property; and

WHEREAS, the Authority has acquired a number of properties in its capacity as land bank and desires to memorialize the forgiveness of and exoneration from all tax liabilities pursuant to the Agreement; and

WHEREAS, the Authority acknowledges it paid to the Blair County Tax Claim Bureau (the "Bureau") some delinquent taxes for certain properties, in order to prevent further enforcement actions from occurring while this request could be made; and

WHEREAS, therefore, some of the parcels acquired by the Authority and identified herein will reflect actual refunds due from the Bureau, while others simply will require confirmation that unpaid taxes are forgiven and/or exonerated;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE REDEVELOPMENT AUTHORITY of ALTOONA, ACTING AS LAND BANK, that the following list of properties be provided to the Bureau for the purpose of the Bureau marking as satisfied each of the properties on this list.

AND BE IT FURTHER RESOLVED that the list of properties identifies those for which taxes have been paid and for which a refund is due, as well as those for which taxes have not been paid and for which forgiveness should be granted;

AND BE IT FURTHER RESOLVED that the subject properties include the following:

Address	Tax Map No.	Taxes Paid/Refund Due?
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AND BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the Bureau and to all taxing entities or other parties acting on behalf of those entities, and that all appropriate Authority officials are authorized to take whatever actions are necessary to carry out the purposes of this Resolution.

ADOPTED by the Board of the Redevelopment Authority of Altoona, acting as Land Bank, this 16<sup>th</sup> day of May, 2025.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRMAN



Address	Tax Map No.	Tax Amount	Taxes Paid/Refund Due	Taxing Agency	Tax Year
835 8th Ave.	01.02-04.-049.00-000	\$9.57	No	Altoona Area School District	2025
835 8th Ave.	01.02-04.-049.00-000	\$14.26	No	City	2025
1329 21st Ave.	01.03-04.-140.00-000	\$795.19	No	Altoona Area School District	2023
1329 21st Ave.	01.03-04.-140.00-000	\$572.90	No	Blair County Tax Claim Bureau	2024
1329 21st Ave.	01.03-04.-140.00-000	\$674.40	Yes	Altoona Area School District	2024
1329 21st Ave.	01.03-04.-140.00-000	\$383.33	Yes	Altoona Area School District	2024
1307 18th Ave.	01.03-06.-112.00-000	\$554.33	Yes	Altoona Area School District	2024
1307 18th Ave.	01.03-06.-112.00-000	\$315.08	Yes	Altoona Area School District	2024
1307 18th Ave.	01.03-06.-112.00-000	\$781.32	Yes	Blair County Tax Claim Bureau	2023
1307 18th Ave.	01.03-06.-112.00-000	\$917.70	Yes	Blair County Tax Claim Bureau	2022
1307 18th Ave.	01.03-06.-112.00-000	\$16.00	Yes	Blair County Tax Claim Bureau	2023
1307 18th Ave.	01.03-06.-112.00-000	\$392.22	Yes	Berkheimer	2024
18th Ave.	01.03-06.-113.00-000	\$16.37	Yes	Altoona Area School District	2024
18th Ave.	01.03-06.-113.00-000	\$9.30	Yes	Altoona Area School District	2024
1305 18th Ave.	01.03-06.-113.00-000	\$66.73	Yes	Blair County Tax Claim Bureau	2023
1305 18th Ave.	01.03-06.-113.00-000	\$136.20	Yes	Blair County Tax Claim Bureau	2022
1305 18th Ave.	01.03-06.-113.00-000	\$16.00	Yes	Blair County Tax Claim Bureau	2023
1305 18th Ave.	01.03-06.-113.00-000	\$11.58	Yes	Berkheimer	2024
102 15th St.	01.04-06.-249.00-000	\$17.93	Yes	Altoona Area School District	2024
102-08 15th St.	01.04-06.-249.00-000	\$12.69	Yes	Berkheimer	2024
100 15th St.	01.04-06.-250.00-000	\$6.24	Yes	Altoona Area School District	2024
100 15th St.	01.04-06.-250.00-000	\$4.41	Yes	Berkheimer	2024
1408 19th St.	01.05-09.-145.00-000	\$2.34	Yes	Altoona Area School District	2024
1408 19th St.	01.05-09.-145.00-000	\$1.99	Yes	Altoona Area School District	2023
1408 19th St.	01.05-09.-145.00-000	\$1.66	Yes	Berkheimer	2024
1828 14th Ave.	01.05-09.-148.00-000	\$2.34	Yes	Altoona Area School District	2024
1828 14th Ave.	01.05-09.-148.00-000	\$1.99	Yes	Altoona Area School District	2023
1828 14th Ave.	01.05-09.-148.00-000	\$1.66	Yes	Berkheimer	2024
1824 14th Ave.	01.05-09.-149.00-000	\$2.34	Yes	Altoona Area School District	2024
1824 14th Ave.	01.05-09.-149.00-000	\$1.99	Yes	Altoona Area School District	2023
18224-26 14th Ave.	01.05-09.-149.00-000	\$1.66	Yes	Berkheimer	2024
1822 14th Ave.	01.05-09.-150.00-000	\$2.34	Yes	Altoona Area School District	2024
1822 14th Ave.	01.05-09.-150.00-000	\$1.99	Yes	Altoona Area School District	2023

1822 14th Ave.	01.05-09.-150.00-000	\$1.66	Yes	Berkheimer	2024
2206 10th Ave.	01.05-15.-194.00-000	\$7.80	Yes	Altoona Area School District	2024
2206 10th Ave.	01.05-15.-194.00-000	\$5.52	Yes	Berkheimer	2024
1930 11th Ave.	01.05-16.-174.00-000	\$10.91	Yes	Altoona Area School District	2024
1930 11th Ave.	01.05-16.-174.00-000	\$7.72	Yes	Berkheimer	2024
1817 8th Ave.	01.06-09.-047.00-000	\$4.68	Yes	Altoona Area School District	2024
1817-19 8th Ave.	01.06-09.-047.00-000	\$3.31	Yes	Berkheimer	2024
710 19th St.	01.06-09.-172.00-000	\$4.68	Yes	Altoona Area School District	2024
710 19th St.	01.06-09.-172.00-000	\$3.31	Yes	Berkheimer	2024
215 6th St.	01.08-03.-060.00-000	\$3.89	Yes	Altoona Area School District	2024
215 6th St.	01.08-03.-060.00-000	\$2.75	Yes	Berkheimer	2024
211 6th St.	01.08-03.-061.00-000	\$4.68	Yes	Altoona Area School District	2024
211-13 6th St.	01.08-03.-061.00-000	\$3.31	Yes	Berkheimer	2024
327-329 Wopsononock Ave.	01.11-15.-072.00-000	\$0.49	No	Altoona Area School District	2025
327-329 Wopsononock Ave.	01.11-15.-072.00-000	\$0.71	No	City	2025
323 Wopsononock Ave.	01.11-15.-073.00-000	\$1,031.96	No	Blair County Tax Claim Bureau	2024
1520 N 8th Ave.	01.13-21.-080.00-000	\$23.39	Yes	Altoona Area School District	2024
1520-22 N 8th Ave.	01.13-21.-080.00-000	\$16.55	Yes	Berkheimer	2024
318 N 5th Ave.	01.13-28.-152.00-000	\$7.80	Yes	Altoona Area School District	2024
318 N 5th Ave.	01.13-28.-152.00-000	\$5.52	Yes	Berkheimer	2024
317 Park Pl	01.13-28.-158.00-000	\$9.36	Yes	Altoona Area School District	2024
317 Park Pl	01.13-28.-158.00-000	\$6.61	Yes	Berkheimer	2024
1018 N 6th Ave.	01.13-32.-082.00-000	\$18.71	Yes	Altoona Area School District	2024
1018 N 6th Ave.	01.13-32.-082.00-000	\$13.24	Yes	Berkheimer	2024



## PROPERTY ACQUISITION APPLICATION

### PROPERTY INFORMATION

PARCEL ADDRESS: 1520-22 N 8th Avenue		
PARCEL #: 01.13-21..-080.00-000	<input checked="" type="checkbox"/> VACANT LOT	<input type="checkbox"/> LOT WITH STRUCTURE
SIZE AND SQUARE FOOTAGE: 50 X 120		

### CONTACT INFORMATION

CONTACT NAME: Krista & Joseph Franks		
PHONE: 814-935-7366	EMAIL: klc204@verizon.net	
STREET ADDRESS: 1523 N 7th Avenue		
CITY: Altoona	STATE: PA	ZIP CODE: 16601

### PURCHASE AMOUNT INFORMATION

OFFER (NUMERICALLY): 250
OFFER (WRITTEN AMOUNT): Two Hundred Fifty

### TYPE OF REQUEST: (PLEASE SELECT ONE)

<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> SIDE YARD BEAUTIFICATION	<input type="checkbox"/> ADDITION OR REMODELING
<input type="checkbox"/> OFF STREET PARKING	<input type="checkbox"/> Other:	
BRIEFLY DESCRIBE YOUR PLAN: Retain lot as is. Keep right of way in place.		

### PROPOSED USE (PLEASE SELECT ONE)

ALL PROPOSED USE IS SUBJECT TO ZONING AND LAND DEVELOPMENT REGULATIONS

<b>RESIDENTIAL</b>			
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> ACCESSORY BUILDING	
<input checked="" type="checkbox"/> OTHER (DESCRIBE): vacant lot			
<b>NON-RESIDENTIAL</b>			
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> INSTITUTIONAL	<input type="checkbox"/> PARK & RECREATION
<input type="checkbox"/> OTHER (DESCRIBE):			

## LEGAL INFORMATION

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED): Joseph R & Krista L Franks			
STREET ADDRESS: 1523 N 7th 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 type="checkbox"/> INDIVIDUAL	<input checked="" 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:			
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?			
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
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

May 14, 2025

Date