

REDEVELOPMENT AUTHORITY OF ALTOONA

Friday, August 16, 2024 @ 9:00 AM
Altoona City Hall – 1301 12th St., 4th Floor Common Room

AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENT

III. OLD BUSINESS

On May 7, 2024, Vice Chair Louisa Lobre'-Reilly submitted her resignation to the board via email effective June 30, 2024 regular board meeting. The board has not formally acted to accept Ms. Lobre'-Reilly's resignation. The board will act to accept Ms. Lobre'-Reilly's resignation retroactive to June 30, 2024. This resignation leaves the office of vice chair vacant.

IV. NEW BUSINESS

On July 8, 2024, Mayor Matthew Pacifico appointed Allen Thompson to fill Ms. Lobre'-Riley's unexpired term. The appointment was approved by Altoona City Council unanimously. Said term shall expire the first Monday of January 2027.

V. NOMINATION AND ELECTION OF VICE CHAIR Nominations will be received from the floor with subsequent action by the board for the position of vice chair.

VI. PRESENTATION – 2023 Annual Audit Report – Dan Bradley, Young, Oakes Brown & Company P.C.

VII. REDEVELOPMENT AUTHORITY REGULAR BUSINESS

1. Administration

- a. Approval of Minutes – Meeting of June 21, 2024
- b. Approval of Financial Reports – June 30, 2024 and July 31, 2024
- c. Meeting with Dan Bradley of Young Oakes Brown & Company re: Statements
- d. Signature Stamp / Bank Cards
- e. Letterhead Options

2. Discussion

- a. Urban Redevelopment Law and By-Laws – Solicitor Fanelli

3. Action Items

- a. Motion to accept the 2023 audit of the Redevelopment Authority of Altoona as presented by Dan Bradley of Young Oakes Brown and Company P.C.

4. Management Report
 - a. McCrory Building Progress Tour – Tuesday, August 27th @ 3:00 PM
5. Other Redevelopment Authority Business
6. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK

VIII. PRESENTATION – Proposal for Professional Services – Don Rossman, Senior Project Advisor/COO, ARROW Land Solutions, LLC

IX. ALTOONA CITY LAND BANK BUSINESS

1. Administration
 - a. Approval of Minutes – Meeting of June 21, 2024
 - b. Approval of Financial Reports – June 30, 2024 and July 31, 2024
2. Discussion
 - a. Beech Avenue Housing Development Project
 - NAP Application Status
 - RFP for Development
 - b. Expedited Quiet Title Action
 - c. Call with David Mitchell of Campbell Durrant P.C. re: use of ARPA funds for housing
 - d. Black’s Home Sales Meeting – Vacant Lot Development
 - e. RFP Status – No proposals
 - i. 1329 21st Avenue
 - ii. 1305-07 18th Avenue
3. Action Items
 - a. Motion to authorize Dante Herring to sell the property located at 1221-1231 North 6th Avenue, Altoona, PA 16601 (Parcel # 01.13-33.-051.00-000) for the purposes of off-street parking for 1301 North 6th Avenue, Altoona, PA 16601, and conditioned upon the terms of the original quit claim deed conveying the property to Mr. Herring by the Redevelopment Authority dated May 24, 2024.
 - b. Motion to provide blanket authorization to the Director of Community Development or their designate to sign Blair County applications for exemption from real property taxation forms on behalf the Redevelopment Authority of Altoona.
 - c. Consideration of offer by Real Estate USA, LLC of 3558 Round Barn Boulevard, Suite 200, Santa Rosa, California 95403 to acquire 108 4th Street, Altoona, PA 16601 (Parcel #01.08-05.-110.00-000), a 25’ X 50’ vacant lot, in the amount of two hundred (\$200.00) dollars for the construction of a single-family rental housing dwelling unit.
 - d. Consideration of offer by Real Estate USA, LLC of 3558 Round Barn Boulevard, Suite 200, Santa Rosa, California 95403 to acquire 1817-19 8th Avenue, Altoona, PA 16602 (Parcel

#01.06-09..-047.00-000), a 51' X 92' vacant lot, in the amount of six hundred (\$600.00) dollars for the construction of a single-family rental housing dwelling unit.

- e. Motion to accept donation of vacant lot located at 835 8th Avenue, Altoona, PA 16601 (Parcel # 01.02-04..-049.00-000) from Blair County Community Action now known as Center for Community Action.
- f. Motion to accept transfer of the following parcels from the City of Altoona in consideration for \$1.00 for the development of housing:
 - 201 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-028.00-000)
 - 205 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-029.00-000)
 - 209 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-030.00-000)
 - 213 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-031.00-000)
 - 217 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-032.00-000)
 - 221 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-033.00-000)
 - 225 Beech Avenue, Altoona, PA 16601 (Parcel #01.07-03..-034.00-000)
- g. Motion to enter into an agreement with ARROW Land Solutions, LLC of 85 Logan Boulevard, Altoona, PA 16602 as proposed to conduct due diligence and negotiation work in connection with property acquisitions.
- h. Motion to award standing bid of \$8,450.00 to G&R Excavating and Demolition, Inc. of 900 Pennsylvania Avenue, Tyrone, PA 16686 for the demolition of the property located at 1329 21st Avenue, Altoona, PA 16601.

4. Other Land Bank Business

X. ADJOURNMENT

XI. EXECUTIVE SESSION