



Friday, November 21, 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. **PUBLIC COMMENT**
- III. **REGULAR BUSINESS**
 1. Administration
 - a. Approval of RA Minutes – Meeting of October 17, 2025
 - b. Approval of RA Financial Reports – October 31, 2025
 2. Discussion
 - a. Draft budget Redevelopment Authority of Altoona 2026
 3. Action Items
 4. Management Report
 5. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
October 17, 2025

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, October 17, 2025 at 9:00 AM in the 4th floor Common Room of Altoona City Hall.

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

Members Absent: Chair Richard Fiore

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

Guests Present: Don Rossman, ARROW Solutions, LLC; Bill Kibler, Altoona Mirror Nathan Culp, First Commonwealth Bank; Megan Detwiler, First Commonwealth Bank; Kaitlyn Tomlinson, First Commonwealth Bank; Evan Zuverink, First Commonwealth Bank; Joseph Tomaceski, First Commonwealth Bank

I. REDEVELOPMENT AUTHORITY OF ALTOONA MEETING – CALL TO ORDER

The meeting was called to order by Secretary/Treasurer Beatty at 9:00 AM.

II. PRESENTATION

Representatives from First Commonwealth Bank attended the meeting to let the authority know of the services that their bank can offer in a partnership with the Redevelopment Authority and Land Bank. They have partnered with other authorities throughout the state. Presently they are in partnership with 11 other land banks who all focus on very different things. Some land banks focus on acquiring land, some on tax abate strategies. Some are pivoting on having the land, clearing the titles so that this one is ready to get back on the tax rolls. In other parts of PA there is a lot of push for affordable rental housing and how do we create rental housing? Cincinnati, Ohio is very focused on work force housing, where folks are working but there is just not enough housing stock in the middle-income areas. There is a lot of how do we better use the process of land banking. In the Mon Valley area of the state the focus is how do we focus on better planning, better zoning and how do we put the land to work as opposed to how do we better equip the land to work? The bank is looking to ideas from us as to what we would like to focus on.

III. PUBIC COMMENT

None

IV. REGULAR BUSINESS

1. Administration

- a. **Approval of Minutes:** Councilman Beatty asked the board if everyone received and reviewed the minutes that were distributed in the board packet. **Motion was made by Ms. Sprouse to approve the minutes of the September 19, 2025 Redevelopment Authority of Altoona meeting. Motion was seconded by Mayor Pacifico. Motion passed unanimously.**
- b. **Approval of Financial Report.** Mr. Luchansky reviewed the financial report. **Motion was made by Mayor Pacifico to accept the financial report for September 30, 2025, as presented. Ms. Sprouse seconded the motion. Motion passed unanimously.**

2. Discussion

None at this time.

3. Action Items

Motion was made by Councilman Beatty to execute and adopt the Shared Service Agreement for Administrative Services between the Altoona Redevelopment Authority and Altoona Land Bank. Mayor Pacifico seconded the motion. Motion passed unanimously.

4. Management Report

- a. Solicitor Fanelli reported that the Cricket Knoll sale is completed. We are waiting for the recorded deed to come back from the recorder of deeds at the Blair County Courthouse.
- b. Mr. Luchansky reported that City Council passed a resolution at their last meeting to apply for a \$1,000,000., grant through the PHFA. Mr. Luchansky will continue the application for 111, 113, 205, and 219 6th Avenue. These will be four modular duplexes, one-bedroom units with commercial space in the bottom units.
- c. Mr. Luchansky reported on the progress of 1329 21st Avenue. He had pictures on the screen showing some of the updates that have been made on the house. He is estimating a month to six weeks for the work to be complete. We do have a list of people who are interested in the house when the work is completed.
- d. 1305 18th Avenue update. Mr. Luchansky was out and took pictures of the progress that has been made on this project also. It is moving a little slower but Councilman Beatty reported that the developer got a

late start. The RA held them up in the beginning because they couldn't market the materials and they also ran into asbestos in the kitchen that had to be abated. The concrete is done in the back and the sidewalks are finished. They have everything done but the kitchen and bathrooms and then the project will be done.

- e. 323 Wopsononock Update. Mr. Luchansky has been in contact with the developer. After much of the work was done, the RA decided that they would like to have the house resided. Part of the existing siding is coming off because of the way that it was installed years ago. Right now, we are in the process of waiting for the new siding to come in. Once it is received the developer will install.

5. Other Redevelopment Authority Business –
None

6. Adjournment

There being no other business. The meeting was adjourned at 10:01 A.M.

Approved by Ronald L. Beatty, Secretary/Treasurer

Redevelopment Authority Revenue & Expenditures
For the period starting October 1, 2025 and ending October 31, 2025

		Balance 10/1/2025	Revenues October-25	Disbursements October-25	Balance 10/31/2025
CASH ACCOUNTS					
	Contingency (U)	3.69%	\$13,861.04	\$39.17	\$0.00
	In-Town Housing (R)	3.70%	\$215,344.51	\$35,106.82	\$0.00
	RA City Contingency	3.73%	\$58,013.67	\$179.06	\$565.50
CASH TOTAL			\$287,219.22	\$35,325.05	\$565.50
					\$321,978.77

Treasurer Signature: _____

REDEVELOPMENT AUTHORITY OF ALTOONA
Disbursements October 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>					
10/16/2025	1018	10525	Fanelli Legal	\$ 72.50	Mccrory Building Close Out
10/16/2025	1018	10527	Fanelli Legal	\$ 493.00	Solicitoship September 2025
				\$ 565.50	
TOTAL				\$ 565.50	

Treasurer Signature: _____

2025 REDEVELOPMENT AUTHORITY OF ALTOONA BUDGET

As of October 31, 2025

CASH ACCOUNTS

	2025 BUDGET	BALANCE
Contingency Fund (U)	\$8,701.00	\$8,660.10
Intown Housing Program (R)	\$203,038.91	\$203,038.91
City Contingency Funds	\$15,137.80	\$11,909.02
City Grant 2025	\$50,000.00	\$50,000.00
Total Budget:	\$276,877.71	\$273,608.03

Monthly Expenditures													YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	
\$ -	\$ -	\$ -	\$ -	\$ 0.69	\$ 32.96	\$ 2.07	\$ -	\$ 5.18	\$ -			\$ 40.90	\$434.81
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$48,851.43
\$130.50	\$478.50	\$536.50	\$192.03	\$188.50	\$ 426.75	\$261.00	\$188.50	\$ 261.00	\$565.50			\$3,228.78	\$1,292.18
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$50,000.00
\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$ 459.71	\$263.07	\$188.50	\$ 266.18	\$565.50	\$ -	\$ -	\$3,269.68	\$100,578.42

EXPENSES

	2025 BUDGET	BALANCE
Legal - Real Estate/Project	\$4,137.80	\$3,747.30
Legal - Board Meetings, Policy	\$7,000.00	\$4,161.72
Audit - RA	\$4,000.00	\$4,000.00
Intown Housing Program (R) Loans	\$203,038.91	\$203,038.91
Office Expense	\$1,000.00	\$992.06
Misc. Expense	\$7,701.00	\$7,668.04
Staffing Cost	\$50,000.00	\$50,000.00
Total Expenses:	\$272,739.91	\$273,608.03

Monthly Expenditures													YTD
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	
\$ -	\$ 87.00	\$ -	\$ -	\$ -	\$ 231.00	\$ -	\$ -	\$ -	\$ 72.50			\$ 390.50	\$ 390.50
\$130.50	\$391.50	\$536.50	\$192.03	\$188.50	\$ 195.75	\$261.00	\$188.50	\$ 261.00	\$493.00			\$2,838.28	\$2,838.28
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ 0.69	\$ -	\$ 2.07	\$ -	\$ 5.18	\$ -			\$ 7.94	\$ 7.94
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32.96	\$ -	\$ -	\$ -	\$ -			\$ 32.96	\$ 32.96
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -
\$130.50	\$478.50	\$536.50	\$192.03	\$189.19	\$ 459.71	\$263.07	\$188.50	\$ 266.18	\$565.50	\$ -	\$ -	\$3,269.68	\$3,269.68

InTown Housing Loans

Green Avenue Properties - Randy Green	3.99%	Pmt: \$369.59	March-16
Original Loan:		\$50,000.00	
Current Balance:		\$21,890.13	October 31, 2025
Status:		Current	
Vicini Realty - Michael Columbo, Jr.	3.99%	Pmt: \$739.19	November-14
Original Loan:		\$100,000.00	
Current Balance:		\$0.00	October 31, 2025
Status:		Current	

AGENDA

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

IV. CALL TO ORDER

V. PUBLIC COMMENT

Presentation from Roberta Hoskie and Dominica Young in reference to:

1216-1218 N 6th Ave

1220-1222 N 6th Ave

1224-1226 N 6th Ave

1228-1230 N 6th Ave

VI. REGULAR BUSINESS

1. Administration
 - a. Approval of LB Minutes – Meeting of October 17, 2025
 - b. Approval of LB Financial Reports – October 31, 2025
2. Discussion
 - a. Draft budget Redevelopment Authority of Altoona Land Bank 2026.
3. Action Items
4. Management Report
 - a. 323 Wopsononock Ave
 - b. 1307 18th Ave
 - c. 1329 21st Ave
 - d. Cricket Knoll sale finalized.
5. Board Discussion Items and Announcements
 - a. Staff met with EADs to get a master infrastructure plan for the Garfield Site, Cricket Knoll and 100 and 200 Blocks for 6th Ave.
 - b. The PHFA grant was submitted on October 30th for \$1,000,000. The city has committed \$130,000 to the project. The funds are allocated to home demolition, site grading, engineering services, sidewalk construction, and driveway construction.
6. Other Land Bank Business
7. Next meeting
 - a. The next meeting is scheduled for December 19th, 2025. Discussion is advised on the scheduling of the December meeting.

VII. ADJOURNMENT

VIII. EXECUTIVE SESSION

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
October 17, 2025**

I. CALL TO ORDER

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Secretary/Treasurer Beatty at 10:01 A.M.

II. PUBLIC COMMENT

None.

III. ALTOONA CITY LAND BANK BUSINESS

1. Administration

- a. **Approval of Minutes** Secretary/Treasurer Beatty asked if there were any comments on the minutes. **Motion was made by Ms. Sprouse to approve the minutes of the September 19, 2025 Redevelopment Authority of Altoona Land Bank meeting. Mayor Pacifico seconded the motion. Motion passed unanimously.**
- b. **Approval of Financial Report.** Mr. Luchansky presented the financial report. **Motion was made by Mayor Pacifico to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through September 30, 2025. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**

2. Action Items

None

3. Management Report

None

4. Board Discussion Items and Announcements

None

5. Other Land Bank Business

Ms. Sprouse asked if there is any update on the Web-Site. Ms. Appel-McMillen stated that she is not done with it yet.

Ms. Sprouse also inquired as to whether or not we would be holding Open Houses on the properties that the RA will be selling when the developers are ready to put these houses on the market. Mr. Beatty said that is something the we will need to discuss in the future. He feels that it would be nice to let the public know what we are doing.

VII. ADJOURNMENT

Motion was made by Mayor Pacifico to adjourn the meeting. Motion was seconded by Ms. Sprouse. Motion passed unanimously. Meeting adjourned at 10:05 A.M.

Approved by Ronald L. Beatty, Secretary/Treasurer

Land Bank Revenue & Expenditures

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

	Annual Interest Rate		Balance 10/1/2025	Revenues October-25	Disbursements October-25	Current Bank Balance 10/31/2025	Committed Funds 10/31/2025	Adjusted Bank Balance 10/31/2025	ARPA Money to Spend
CASH ACCOUNTS									
Old Land Bank Funds	3.73%		\$95,055.82	\$292.21	\$2,453.43	\$92,894.60	\$0.00	\$92,894.60	Bank Interest Earned
ARPA	3.73%		\$1,003,561.96	\$2,702.57	\$154,236.22	\$852,028.31	\$66,100.00	\$785,928.31	\$74,760.44
Vacant Property (U)	3.73%		\$38,280.42	\$119.23	\$715.00	\$37,684.65	\$0.00	\$37,684.65	\$711,167.87
Blighted Property (R)	3.70%		\$7,059.06	\$19.95	\$0.00	\$7,079.01	\$0.00	\$7,079.01	
Land Bank City Contingency (U)	3.73%		\$4,486.77	\$12.77	\$2,037.00	\$2,462.54	\$0.00	\$2,462.54	
CASH TOTAL			\$1,143,957.26	\$3,133.96	\$157,404.65	\$989,686.57	\$66,100.00	\$926,049.11	

Treasurer Signature: _____

ALTOONA LAND BANK
Disbursements October 2025

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
OLD LAND BANK					
10/16/2025	1039		Arrow Land Solution	\$ 2,046.85	September Contract
10/16/2025	1039		Arrow Land Solution	\$ 218.08	September Hourly Work
10/16/2025	1040		Fanelli Legal	\$ 188.50	Cricket Knoll Acquisition
				<u>\$ 2,453.43</u>	
ARPA					
10/2/2025	1024		1st Summit Bank	\$ 154,236.22	For certified bank check for Cricket Knoll Purchase
				<u>\$ 154,236.22</u>	
VACANT PROPERTY					
10/16/2025	1092	1186	Becker's Lawn Care	\$ 715.00	September 2025 Mowing
				<u>\$ 715.00</u>	
BLIGHTED PROPERTY					
			No Activity	<u>\$ -</u>	
LAND BANK CITY CONTINGENCY					
10/16/2025	1018	10527	Fanelli Legal	\$ 1,447.00	Solicitorship - September 2025
10/16/2025	1018	10526	Fanelli Legal	\$ 99.00	Quiet Title Action 2025
10/16/2025	1018	10524	Fanelli Legal	\$ 375.00	Little Orchard Park Lawsuit
10/16/2025	1018	10522	Fanelli Legal	\$ 116.00	2000-18 14th Ave. (AASD) Tax Sale List Removal
				<u>\$ 2,037.00</u>	
			TOTAL	<u>\$ 159,441.65</u>	

Treasurer Signature: _____

2025 ALTOONA LAND BANK BUDGET

As of October 31, 2025

CASH ACCOUNTS

	2025 BUDGET	BALANCE
Land Bank - OLD RA Funds	\$142,588.35	\$91,435.77
ARPA Funds	\$959,852.26	\$799,616.06
Vacant Property (U)	\$18,392.89	-\$6,083.14
Blighted Property Program (R)	\$6,591.96	\$6,591.96
City Contingency Funds	\$15,117.40	-\$4,743.51
Total Budget:	\$1,142,542.86	\$886,817.14

EXPENSES

	2025 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	\$5,475.00
Legal - Board	\$6,000.00	\$64.00
Legal - Real Estate (Title Clearing, Service, Deed Prep, Filing)	\$5,117.40	-\$9,415.42
Marketing / Advertising	\$5,000.00	\$2,993.10
Utilities	\$2,598.35	\$2,027.78
Mowing and Maintenance	\$18,392.89	\$11,461.89
Acquisition of Property (lien pmt, tax sale, agreed price)	\$5,000.00	-\$186,789.34
Due Diligence on Potential Properties (Title Search, etc)	\$20,000.00	-\$7,444.11
Construction - (Site Prep)	\$959,852.26	\$953,852.26
Blighted Property Rehab	\$6,591.96	\$6,591.96
Total Expenses:	\$991,444.22	\$766,210.77

Monthly Expenditures													YTD Income
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	
\$1,757.75	\$1,972.29	\$2,594.53	\$3,331.13	\$3,578.30	\$5,822.22	\$25,030.18	\$3,063.57	\$1,558.68	\$2,453.43			\$51,152.58	\$3,790.89
\$-	\$-	\$6,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$154,236.20			\$160,236.20	\$29,893.05
\$-	\$1,087.75	\$-	\$-	\$636.00	\$17,677.12	\$2,166.95	\$1,248.55	\$944.66	\$715.00			\$24,476.03	\$32,625.41
\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-			\$-	\$220.99
\$377.00	\$1,072.50	\$2,779.00	\$984.75	\$1,346.50	\$1,587.75	\$4,302.91	\$2,621.50	\$2,752.00	\$2,037.00			\$19,860.91	\$7,456.23
\$2,134.75	\$4,132.54	\$11,373.53	\$4,315.88	\$5,561.30	\$25,087.09	\$31,500.04	\$6,923.62	\$5,255.34	\$159,441.65	\$-	\$-	\$255,725.72	\$73,886.57

Monthly Expenditures													YTD
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	
\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-			\$-	\$-
\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-			\$-	\$-
\$-	\$-	\$-	\$-	\$525.00	\$-	\$-	\$-	\$-	\$-			\$-	\$-
\$377.00	\$377.00	\$246.50	\$297.25	\$203.00	\$687.25	\$304.50	\$838.00	\$1,258.50	\$1,447.00			\$525.00	\$5,936.00
\$-	\$783.25	\$2,532.50	\$687.50	\$1,143.50	\$1,000.50	\$4,155.36	\$1,917.05	\$1,723.16	\$590.00			\$14,532.82	\$2,006.90
\$372.90	\$480.81	\$377.52	\$-	\$440.34	\$-	\$62.23	\$-	\$-	\$-			\$560.57	\$6,931.00
\$-	\$-	\$58.00	\$-	\$-	\$1,740.00	\$2,010.00	\$1,115.00	\$715.00	\$715.00			\$191,789.34	\$27,444.11
\$-	\$1,000.00	\$-	\$-	\$636.00	\$15,937.12	\$20,086.75	\$217.50	\$123.25	\$154,424.72			\$2,264.93	\$6,000.00
\$1,384.85	\$1,491.48	\$2,159.01	\$3,331.13	\$2,613.46	\$5,822.22	\$4,105.53	\$2,836.07	\$1,435.43	\$-			\$-	\$-
\$-	\$-	\$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	\$5,255.34	\$159,441.65	\$-	\$-	\$255,725.74	\$73,886.57