

ALTOONA REDEVELOPMENT AUTHORITY
Minutes of Friday May 19, 2017

The Redevelopment Authority of the City of Altoona held their regular monthly meeting on Friday May 19, 2017 in the Fourth Floor Conference Room in City Hall.

Board Members Present: Mayor Matthew Pacifico, Lousia Lobre-Riley, Frank Wiley, and Attorney Elizabeth Benjamin

Staff Present: Lee Slusser, Nick Ardizzone and Jean Cupp

Guests Present: Dan Bradley, Young, Oakes, Brown & Co.

1. Call To Order

The meeting was called to order by Louisa Lobre-Riley at 8:30 a.m.

2. Approval of the Minutes

The Minutes of the Friday, January 20, 2017 meeting were reviewed. A motion was made to approve the minutes as read by Frank Wiley and seconded by Mayor Pacifico, which passed unanimously.

3. Finance

2016 Annual Audit: Dan Bradley then presented our annual audit for 2016. He noted that there were no findings, and praised Jean Cupp's meticulous work. Dan noted that the RA had an increase in net position of \$53,307 and net income of \$38,414 in 2016. He noted that the Altoona Transportation Center actually made a profit of \$2,800. Frank Wiley asked why the Transportation Center hasn't made a profit in years, to which Lee answered that the Center hasn't been fully rented out until 2016. However, Lee added that the Transportation Center needs a new roof, and that this will surely create a large loss in 2017. Lee explained that the Center never makes enough money to cover large capital costs.

Finance Report: Jean Cupp presented her report. Mayor Pacifico made the motion to accept and Frank Wiley seconded it. The motion passed unanimously. The Board expressed concern about the money owed by Cafe Zoe for back rent and the installation of a water line. Lee was directed to contact Christie Jordan and meet with her face to face about a potential repayment plan. Lee said he would do so and copy Attorney Benjamin on the correspondence.

4. Public Comment

5. Solicitor's Report

None at this time.

6. Other Business

Lee presented the MARC-Service, Inc. Preventative Maintenance Contract for the annual cost of \$1,200.00. This contract is for the Heating, Ventilating and Air Conditioning Equipment in the Transportation Center. Mayor Pacifico made a motion to accept the contract. Frank Wiley seconded the motion. Motion passed unanimously.

Lee reported to the board that Krista Samuels was leaving the area and that this might be an opportunity to reacquire Curtin Mall. Nick gave a history of how the RA sold Curtin Mall for \$500.00 with a deed restriction that no buildings could be built there. Motion to authorize the Executive Director Lee Slusser to engage in discussions for purposes of acquiring Curtin Mall at 1421-23 Eleventh Avenue, for an amount no greater than \$500.00, and authorizing him to take any/all necessary action to effectuate same was made by Mayor Pacifico. Motion was seconded by Frank Wiley. The motion passed unanimously.

Nick presented a proposed sale of 1704-1706 North 10th Avenue, a 50' x 120' lot, to Robert Chathams for \$100. Nick noted that the property cannot be built upon due to slope, floodplain, and a 20 ft. sewer easement. Mayor Pacifico made the motion to sell the property as proposed, and Frank Wiley seconded it. The motion passed unanimously.

Mr. Slusser briefed the RA Board on the status of the Altoona Transportation Center sign, which the board previously agreed to repaint with a contract to Jack White Signs. Lee also briefed the board on the status of the Mow and Lien Program, which is operated by the RA.

The Board then voted on officers. Don Devorris was left as chair and Louisa Lobre-Riley was left as secretary. Richard Fiore was made vice chair. Mayor Pacifico made this motion and Frank Wiley seconded it. The motion passed unanimously. Frank Wiley was then made the treasurer. Mayor Pacifico made this motion and Louisa Lobre-Riley seconded it. The motion passed unanimously.

7. Adjournment

There being no other business, a motion was made to adjourn at 9:10 a.m. by Frank Wiley and was seconded by Mayor Pacifico. Motion passed unanimously.

Approved by Frank Wiley, Acting Secretary