



Friday, June 19, 2026 @ 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. **PUBLIC COMMENT**
- III. **REGULAR BUSINESS**
  1. Administration
    - a. Approval of RA Minutes – Meeting of May 15, 2026
    - b. Approval of RA Financial Reports – May 31, 2026
  2. Discussion
  3. Action Items
  4. Management Report
    - a. 413 N 6<sup>th</sup> Street
    - b. 516 E Atlantic Avenue
  5. Adjournment

**REDEVELOPMENT AUTHORITY OF ALTOONA  
MINUTES  
May 15, 2026**

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, May 15, 2026 at 9:00 AM in the 4<sup>th</sup> Floor Common Room of the Altoona City Hall.

**Members Present:** Richard Fiore, Jr., Chair; Allen Thompson, Vice Chair; Councilman Ron Beatty, Secretary/Treasurer; Mayor Matt Pacifico; Jessica Sprouse

**Staff Present:** Solicitor Patrick Fanelli; Eric Luchansky, Director, Community Development Department; Adam McCoy, Finance Manager; Sabrina Appel McMillen, Planning and Community Development Director, Bette Fischer, Clerical Associate III, Community Development.

**Guests Present:** Don Rossman, ARROW Solutions, LLC;

**I. CALL TO ORDER**

The meeting was called to order by Chair, Richard Fiore at 9:00 AM.

**II. PUBLIC COMMENT**

None

**III. REGULAR BUSINESS**

**1. Administration**

- a. **Approval of Minutes:** Mr. Fiore asked the board if everyone received and reviewed the minutes that were distributed in the board packet. **Motion as made by Mr. Thompson to approve the minutes of the April 17, 2026 Redevelopment Authority of Altoona meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously.**
  
- b. **Approval of Financial Report:** Mr. McCoy reviewed the financial report. **Motion was made by Councilman Beatty to accept the financial report for April 30, 2026, as presented. Motion was seconded by Mr. Thompson. Motion passed unanimously.**

**2. Discussion**

None

**REDEVELOPMENT AUTHORITY OF ALTOONA  
MINUTES  
May 15, 2026**

**3. Action Items**

- a. Mr. Luchansky presented a resolution to acquire property at 413 N. 6<sup>th</sup> Street for taking by eminent domain, and authorizing the redevelopment authority of Altoona to institute proceedings for the acquisition. Attorney Fanelli reported that the property has been reviewed by the Blighted Property Committee and has been declared as blighted by the Altoona City Planning Commission and is ready for the taking. **Motion to adopt a resolution to acquire property and authorizing the solicitor to file the declaration of taking for 413 North 6<sup>th</sup> Street, Altoona, PA (Parcel # 01.13-29.-110.00-000) and take all actions necessary to effectuate the same was made by Mayor Pacifico. Motion was seconded by Mr. Thompson. Motion passed unanimously.**

**4. Management Report**

- a. 516 E. Atlantic Avenue - Attorney Fanelli gave an update on the eminent domain taking of 516 E. Atlantic Avenue. All documents have been filed in the court and notices have been sent. All the postings and ads have been published in the newspaper. It is anticipated that by the June meeting the RA will the title to the property.
- b. Urban Redevelopment Area – Mr. Luchansky gave an update on the Urban Redevelopment Area map that was presented at last month meeting. There is an extensive amount of work that needs to be done. He has had one phone call with Mr. Walter Haglund with Urban Design Ventures in Pittsburgh; they have agreed to work with us on this project. We are already contracted with them through CDBG.

**5. Adjournment**

**There being no other business the motion was made by Mayor Pacifico to adjourn. Motion was seconded by Mr. Thompson. Motion passed unanimously. Meeting adjourned at 9:15 AM.**

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Approved by Ronald L. Beatty, Secretary/Treasurer

**Redevelopment Authority Revenue & Expenditures**

For the period starting May 1, 2026 and ending May 31, 2026

		Balance 5/1/2026	Revenues May-26	Disbursements May-26	Balance 5/31/2026
<b>CASH ACCOUNTS</b>					
	Contingency (U)	\$14,073.31	\$32.91	\$0.74	\$14,105.48
	In-Town Housing (R)	\$256,141.03	\$968.90	\$0.00	\$257,109.93
	RA City Contingency	\$26,008.16	\$63.90	\$991.08	\$25,080.98
	<b>CASH TOTAL</b>	<b>\$296,222.50</b>	<b>\$1,065.71</b>	<b>\$991.82</b>	<b>\$296,296.39</b>

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

**REDEVELOPMENT AUTHORITY OF ALTOONA**  
**Disbursements May 2026**

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<b>CONTINGENCY FUND</b>					
5/14/2026	1020	26-0006466	City of Altoona	\$ 0.74	April 2026 Postage
				<u>\$ 0.74</u>	
<b>INTOWN HOUSING</b>					
			No Activity	<u>\$ -</u>	
<b>RA CITY CONTINGENCY</b>					
5/14/2026	1034	10905	Fanelli Legal	\$ 751.08	516 E Atlantic Ave. Taking
5/14/2026	1034	10908	Fanelli Legal	\$ 240.00	April 2026 Solicitorship
				<u>\$ 991.08</u>	
			<b>TOTAL</b>	<b>\$ 991.82</b>	

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

# 2026 REDEVELOPMENT AUTHORITY OF ALTOONA BUDGET

As of May31, 2026

**CASH ACCOUNTS**

	<b>2026 BUDGET</b>	<b>BALANCE</b>
Contingency Fund (U)	\$13,961.85	\$13,951.49
Intown Housing Program (R)	\$252,409.27	\$252,409.27
City Contingency Funds	\$32,345.46	\$6,764.00
<b>Total Budget:</b>	<b>\$298,716.58</b>	<b>\$273,124.76</b>

**EXPENSES**

	<b>2026 BUDGET</b>	<b>BALANCE</b>
Legal - Real Estate/Project	\$26,663.27	\$26,663.27
Legal - Eminent Domain Acquisition	\$9,000.00	\$7,581.50
Legal - Board Meetings, Policy	\$3,625.00	\$3,625.00
Audit - RA	\$250,041.47	\$250,041.47
Intown Housing Program (R) Loans	\$1,000.00	\$989.64
Office Expense	\$9,353.99	\$9,353.99
Misc. Expense	\$299,683.73	\$298,254.87
City Contingency Transfer to LB	-	-
<b>Total Expenses:</b>	<b>\$299,683.73</b>	<b>\$298,254.87</b>

	Monthly Expenditures												YTD	YTD Income	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
\$	5.92	1.48	2.22	-	0.74	-	-	-	-	-	-	-	10.36	\$	\$156.95
\$	-	-	-	-	-	-	-	-	-	-	-	-	-	\$	\$4,700.66
\$	19,377.25	2,138.21	1,874.92	1,200.00	991.08	-	-	-	-	-	-	-	25,581.46	\$	\$429.48
<b>\$19,383.17</b>	<b>\$2,139.69</b>	<b>\$1,877.14</b>	<b>\$1,200.00</b>	<b>\$991.82</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,591.82</b>		<b>\$5,297.09</b>

	Monthly Expenditures												YTD		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
\$	-	-	-	-	-	-	-	-	-	-	-	-	-	\$	-
\$	1,359.25	1,978.21	1,642.92	544.00	751.08	-	-	-	-	-	-	-	6,275.46	\$	1,418.50
\$	130.50	160.00	232.00	656.00	240.00	-	-	-	-	-	-	-	-	\$	-
\$	-	-	-	-	-	-	-	-	-	-	-	-	-	\$	-
\$	5.92	1.48	2.22	-	0.74	-	-	-	-	-	-	-	10.36	\$	10.36
\$	-	-	-	-	-	-	-	-	-	-	-	-	-	\$	-
<b>\$17,887.50</b>	<b>\$2,139.69</b>	<b>\$1,877.14</b>	<b>\$1,200.00</b>	<b>\$991.82</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$17,887.50</b>		<b>\$17,887.50</b>
<b>\$19,383.17</b>	<b>\$2,139.69</b>	<b>\$1,877.14</b>	<b>\$1,200.00</b>	<b>\$991.82</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,591.82</b>		<b>\$25,591.82</b>

**InTown Housing Loans**

Green Avenue Properties - Randy Green      3.99%      Pmt: \$369.59      March-16

Original Loan:      \$50,000.00

Current Balance:      \$19,791.19      May 31, 2026

Status:      Current

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## AGENDA

### REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK (LB)

#### IV. CALL TO ORDER

#### V. PUBLIC COMMENT

#### VI. REGULAR BUSINESS

##### 1. Administration

- a. Approval of LB Minutes – Meeting of May 15, 2026
- b. Approval of LB Financial Reports – May 31, 2026

##### 2. Discussion

- a. ICE RFP. One response was received from Double Tap Range and Armory.

##### 3. Action Items

- a. Motion to enter into a sales agreement with Double Tap Range and Armory of 704 8<sup>th</sup> Avenue, Altoona PA 16602, for the disposition of the parcel located at **300-330 E Chestnut Avenue, PA 16601** (Parcel # 01.07-12.-003.00-000) in consideration of **One Million and Five Hundred Thousand (\$1,500,000.00) Dollars** and further authorizing the Chairman to execute and take any/all actions necessary to effectuate same.
- b. Motion to enter into a sales agreement with Krystal Johnson of 119 E 1<sup>st</sup> Avenue, Altoona PA 16601, for the acquisition of the parcel located at 119 E 1<sup>st</sup> Avenue, Altoona PA 16601 (Parcel #01.10-08.-009.00-000) in consideration of **Eleven Thousand and Six Hundred (\$11,600.00) Dollars** and further authorizing the Chairman to execute and take any/all actions necessary to effectuate the same.
- c. Motion to enter in a sales agreement with Maria L. Discioscia as administrator of the estate of Louis Grillo (deceased) of 2458 Moher Cliff Dr. Indian Land, SC 29707 for the donation of the parcel located at **2900 Maple Avenue, Altoona PA 16601** (Parcel# 01.12-33.-033.00-000) and further authorizing the Chairman to execute and take any/all actions necessary to effectuate the same.

##### 4. Acquisition and Disposition

##### 5. Management Report

- a. 1307 18<sup>th</sup> Avenue- Update from Manny Nicoles on the progress of the project.
- b. 1819 5<sup>th</sup> Avenue- RFP is advertised. Proposals are due June 30<sup>th</sup>. Proposal for the sidewalk project is expected to be advertised next week.
- c. 1928 Pine Avenue- No responses received. A new advertisement was published this week. The sidewalks were bid separately.
- d. 1008 Chestnut Avenue- A request for proposal was advertised this week. Proposals are due back on July 14<sup>th</sup>.
- e. 4039 5<sup>th</sup> Avenue (Knickerbocker)- A request for proposal is in process.

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- f. Judicial Tax Sale was on July 17<sup>th</sup>. The Land Bank was successfully acquiring the nine parcels approved in the May 2026 meeting.
  - g. Garfield School- The foundations are installed. Framing is expecting to start this week.

6. Board Discussion Items and Announcements

7. Other Land Bank Business

- a. Pre-qualified contractor list has been distributed to multiple contractors. No completed applications to date.

**VII. ADJOURNMENT**

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK  
MINUTES  
May 15, 2026**

**IV. CALL TO ORDER**

The meeting of the Redevelopment Authority of Altoona Land Bank was called to order by Chair Richard Fiore at 9:15 A.M.

**V. PUBLIC COMMENT**

None

**VI. REGULAR BUSINESS**

**1. Administration**

- a. **Approval of Land Bank Minutes** Mr. Fiore asked if there were any comments on the minutes of the April 17, 2026 minutes that were in their packet?

**Motion was made by Councilman Beatty to approve the minutes of the April 17, 2026 Redevelopment Authority of Altoona Land Bank meeting. Mr. Thompson seconded the motion. Motion passed unanimously.**

- b. **Approval of Land Bank Financial Report.** Mr. Luchansky presented the financial report. **Motion was made by Mr. Thompson to approve the Financial Report for the Redevelopment Authority of Altoona Land Bank through April 30, 2026. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

**2. Discussion**

- a. Demonstration of proposed website – Ms. McMillen presented a draft of the proposed website that she has developed. The website was very well received. She will make some small tweaks and come up with a domain. Once the domain is up and running the website will go live.
- b. Mr. McCoy met with Dan Bradley regarding securing a credit card for the RA. Mr. Bradley did not see a problem because the card balance would still require two signatures to write a check to pay the credit card balance.
- c. Garfield RFP ranking sheet – Mr. Luchansky presented the three responses that were received from the RFP for the Garfield Site. The three responses were all very done.
- d. Judicial Tax Sale properties –
- i. 2626 Beale Ave \$1,523.36
  - ii. 121 E. 1<sup>st</sup> Ave \$1,147.68
  - iii. 1600 16<sup>th</sup> Street \$ 978.72

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK  
MINUTES  
May 15, 2026**

iv.	1604 16 <sup>th</sup> Street	\$1,199.11
v.	1606 16 <sup>th</sup> Street	\$1,016.19
vi.	1606 16 <sup>th</sup> Street	\$1,016.19
vii.	1608 16 <sup>th</sup> Street	\$1,016.19
viii.	127 6 <sup>th</sup> Avenue	\$1,302.67
ix.	1406 18 <sup>th</sup> Street	\$1,171.01

**3. Action Items**

- a. **Motion to authorize applying for a credit card was made by Councilman Beatty. Motion was seconded by Mr. Thompson. Motion was passed unanimously.**
- b. **Motion to enter into contract with the Luther Siteworks Solutions, LLC, for the building of three single family homes at 2000-2018 14<sup>th</sup> Avenue was made by Mr. Thompson. Motion was seconded by Mayor Pacifico. Motion was passed unanimously.**
- c. **Motion to exercise priority bid on the listed judicial tax properties was made by Councilman Beatty. Motion was seconded by Ms. Sprouse. Motion passed unanimously.**
- d. **Motion to approve the conveyance by quit claim deed of the property located 1817 13<sup>th</sup> Avenue, Altoona, PA 16601 (Parcel #01.05-16.-068.00.000) to John Bowmaster of 818 18<sup>th</sup> Avenue, Altoona, PA 16601 for the amount of One Hundred Dollars (\$100.00) and further authorizing the Chairman to execute the deed and the Secretary to attest to same was made by Ms. Sprouse. Motion was seconded by Councilman Beatty. Motion passed unanimously.**

**4. Acquisition and Disposition**

None

**5. Management Report**

1. Pre-Qualified Contractors Application – Mr. Luchansky has put an ad in the paper.
2. 1928 Pine Ave – RFP posted April 27<sup>th</sup>. Proposals due May 25<sup>th</sup>. So far there has not been anyone interested.
3. 300-330 E. Chestnut Avenue – RFP posted May 7<sup>th</sup>. Proposal due June 2<sup>nd</sup>.
4. 1819 5<sup>th</sup> Avenue – EADS is preparing a proposal for a sidewalk design Staff recommendation is to separate the house rehab proposal from the sidewalk reconstruction.
5. 4039 5<sup>th</sup> Avenue (Knickerbocker) – The property sales agreement is signed by all parties. A deed is being prepared.

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK  
MINUTES  
May 15, 2026**

6. 1008 Chestnut Avenue (McAleer Building) More information on this will be on the Executive Session Agenda.
7. 1307 18<sup>th</sup> Avenue – Contractor is still working on the project. Deadline will be set as July 15<sup>th</sup>. A letter is to be sent to contractor requesting a written update or presence at the next meeting with update presentation.

**6. Board Discussion Items and Announcements**

None

**7. Other Land Bank Business**

- a. Blight Committee Report – Committee will be meeting next week May 21, 2026.
- b. GAEDC Report – No report

**VII. ADJOURNMENT**

There being no further business **Motion was made by Mr. Thompson to adjourn the meeting. Motion was seconded by Councilman Beatty. Motion passed unanimously. Meeting adjourned at 10:25 A.M.**

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Approved by Ronald L. Beatty, Secretary/Treasurer

**Land Bank Revenue & Expenditures**

For the period starting May 1, 2026 and ending May 31, 2026

	Annual Interest Rate	Balance	Revenues	Disbursements	Current Bank	Committed	Adjusted
		5/1/2026	May-26	May-26	Balance 5/31/2026	Funds 5/31/2026	Bank Balance 5/31/2026
<b>CASH ACCOUNTS</b>							
Old Land Bank Funds	3.73%	\$217,143.33	\$536.94	\$4,926.46	\$212,753.81	\$0.00	\$212,753.81
ARPA	3.73%	\$834,249.15	\$2,082.36	\$6,083.63	\$830,247.88	\$20,000.00	\$810,247.88
Vacant Property (U)	3.73%	\$31,044.55	\$3,139.66	\$2,820.30	\$31,363.91	\$0.00	\$31,363.91
Blighted Property (R)	3.70%	\$7,176.65	\$16.78	\$0.00	\$7,193.43	\$0.00	\$7,193.43
Land Bank City Contingency (U)	3.73%	\$10,580.48	\$21.93	\$4,143.27	\$6,459.14	\$0.00	\$6,459.14
<b>CASH TOTAL</b>		\$1,089,613.68	\$5,775.74	\$13,830.39	\$1,081,559.03	\$20,000.00	\$1,068,018.17
							Bank Interest Earned \$89,474.31
							ARPA Money to Spend \$720,773.57

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

**ALTOONA LAND BANK**  
Disbursements May 2026

<u>Date</u>	<u>Check No.</u>	<u>Invoice #</u>	<u>Payee</u>	<u>Amount</u>	<u>For</u>
<b>OLD LAND BANK</b>					
5/12/2026	ACH		Columns	\$ 729.66	516 E Atlantic Ave Taking - Mirror Ad
5/12/2026	ACH		Blair County Bar Association	\$ 810.20	516 E Atlantic Ave Taking - Bar Assoc. Ad
5/13/2026	ACH		Penelec	\$ 405.28	1008 Chestnut Ave - Electric
5/14/2026	1082	4-2026	Altoona Water Authority	\$ 83.60	1008 Chestnut Ave - Water
5/14/2026	1063		Arrow Land Solutions	\$ 2,625.77	April 2026 Contract Work
5/14/2026	ACH		Penelec	\$ 5.22	1928 Pine Ave. Utilities - Electric
5/22/2026	ACH		Columns	\$ 124.36	Ice building RFP - Mirror Ad
5/22/2026	ACH		Columns	\$ 112.37	RALB Contract List - Mirror AD
5/28/2026	ACH		Blair County Recorder of Deeds	\$ 30.00	300-330 E Chestnut Ave. Subdivision Plan Recording
<b>ARPA</b>					
5/14/2026	1028	252913	The EADS Group	\$ 4,064.03	Garfield School Site Land Development
5/28/2026	1031	64-467870	Hanes Geo Components	\$ 2,019.60	Erosion Control Filler Socks
<b>VACANT PROPERTY</b>					
5/14/2026	1103		Baughman Locksmith	\$ 97.00	1819 5th Ave. Lock Change
5/14/2026	1104	1354	Becker's Lawn Care	\$ 1,430.00	April 2026 Mowing
5/20/2026	1105		Blair County Recorder of Deeds	\$ 51.18	RSG - 211-15 4th St. Transfer Tax
5/20/2026	1106		Blair County Recorder of Deeds	\$ 87.75	RSG - 211-15 4th St. Deed Filing
5/20/2026	1107		Blair County Recorder of Deeds	\$ 512.46	RH Realty - 14 Ave. Lots (7) Transfer Tax
5/20/2026	1108		Blair County Recorder of Deeds	\$ 87.75	RH Realty - 14 Ave. Lots (7) Deed Filing
5/20/2026	1109		Blair County Recorder of Deeds	\$ 280.80	Wyland/Fisher - N 6th Ave. Lots (4) Transfer Tax
5/20/2026	1110		Blair County Recorder of Deeds	\$ 87.75	Wyland/Fisher - N 6th Ave. Lots (4) Deed Filing
5/20/2026	1111		Blair County Recorder of Deeds	\$ 67.86	Ballos - 2105 Washington Ave. Transfer Tax
5/20/2026	1112		Blair County Recorder of Deeds	\$ 87.75	Ballos - 2105 Washington Ave. Deed Filing
5/20/2026	1113		Blair County Recorder of Deeds	\$ 30.00	1305-07 19th Ave. Subdivision Plan Filing
<b>BLIGHTED PROPERTY</b>					
No Activity					
<b>LAND BANK CITY CONTINGENCY</b>					
5/14/2026	1027	10908	Fanelli Legal	\$ 2,170.00	Solicitorship - April 2026
5/14/2026	1027	10903	Fanelli Legal	\$ 129.00	Garfield School Site RFP
5/14/2026	1027	10904	Fanelli Legal	\$ 464.00	325 Wopsonnock Deed Revisions
5/14/2026	1027	10906	Fanelli Legal	\$ 192.00	Orchard Pak Lawsuit
5/14/2026	1027	10907	Fanelli Legal	\$ 728.87	Quiet Title Action - 6th Ave. Lots
5/14/2026	1028		First Nalton Bank	\$ 460.40	Reimbursed City credit card for Quiet Title Mirror Ads
				\$ 4,143.27	
				<b>TOTAL</b>	<b>\$ 17,973.66</b>

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

