

REDEVELOPMENT AUTHORITY OF ALTOONA

Friday, August 18, 2023 @ 9:00 AM
Altoona City Hall – 1301 12th St., 4th Floor Common Room

AGENDA

- I. CALL TO ORDER**
- II. PUBLIC COMMENT**
- III. REDEVELOPMENT AUTHORITY REGULAR BUSINESS**

- 1. Administration
 - a. Approval of Minutes – Meeting of July 21, 2023
 - b. Approval of Financial Report – July 31, 2023
- 2. Discussion (none)
- 3. Action Items (none)
- 4. Management Report
- 5. Other Redevelopment Authority Business
- 6. Adjournment

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK

IV. ALTOONA CITY LAND BANK BUSINESS

- 1. Discussion/Action Items
 - a. Land Bank Policies and Procedures Update
- 2. Action Items
 - a. Motion to amend and approve, as amended, the 2023 updated land bank policies and procedures and to further authorize the Redevelopment Authority Chairman, Omar Strohm, Diana White, and/or any of their designees to take any/all action to effectuate same.

3. Other Land Bank Business

V. EXECUTIVE SESSION

1. Announcement of Executive Session

VI. ADJOURNMENT

REDEVELOPMENT AUTHORITY OF ALTOONA
MINUTES
July 21, 2023

The Redevelopment Authority (RA) of Altoona held its regularly scheduled meeting on Friday, July 21, 2023 at 9:00 AM in the 4th floor Common Room in Altoona City Hall.

Members Present: Chairman Richard Fiore, Jr., Lousia Lobre-Riley, Ron Beatty (Telephone), and Mayor Matt Pacifico

Staff Present: Solicitor Elizabeth Benjamin, Beard Legal Group; Omar Strohm, City Manager; Diana White, Community Development Director; Adam McCoy, Community Development Accounting Manager; James Trexler, Housing Rehab Program Manager; Bette Fischer, Community Development Clerical Associate III; Sabrina Appel-McMillen, GIS/Land Use Coordinator, Codes and Inspections.

Guests Present: Devin Saylor, City Resident; Bill Kibler, Altoona Mirror

I. CALL TO ORDER

The meeting was called to order by Chairman Fiore at 9:02 AM.

II. PUBLIC COMMENT

Devin Saylor introduced himself as a City resident. He is a member of the Altoona City Planning Commission, and he is also the leader of a group called "Redd Up Altoona." He is extending his group's services to the RA if there is a property that needs cleaned up. Mr. Fiore thanked him for coming to the meeting and welcomed him to stay.

III. REDEVELOPMENT AUTHORITY REGULAR BUSINESS

1. Approval of Minutes

- a. Mayor Pacifico moved to approve the minutes of the June 2, 2023 meeting. Motion was seconded by Louisa Lobre-Riley. Motion passed unanimously.

b. Approval of Financial Reports

Adam McCoy presented the May 31, 2023 and June 30, 2023 financial reports. Louisa Lobre-Riley moved to approve the financial reports. Motion was seconded by Mayor Pacifico. Motion passed unanimously.

2. Discussion:

- a. Comprehensive Plan Update – Diana White provided an update on the City's progress with respect to completing the new comprehensive plan, "All Together Altoona" (www.alltogetheraltoona.org). The consultant, czbLLC, was in town last week to provide an update to the City Council, the City Planning Commission and the Steering Committee on its progress. Czb is wrapping up the discovery phase of the process and moving into the public engagement phase. The initial goal of the public engagement phase is to identify the City's core values and the "Big Things" that will guide Altoona over the next ten to 15 years. As part of this process, czb conducted exercises to gain feedback from the Steering Committee. In addition, they hosted three open houses in Juniata, at the Altoona Area Senior High School, and in South Altoona with the same poster exercises to gauge public opinion. A total of 68 people attended the open houses. The consultant has posted an online survey (due August 4th) for both residents and those who interact with the City that can be accessed at <https://bit.ly/3JTR107>. Finally, Steering Committee members will be hosting small group discussions with stakeholders over the next few weeks to complete this first phase of public engagement process. Public comment and the results of the survey will be posted in the library section of the plan's website as the information becomes available. Czb will return to Altoona on September 11th and will provide a preliminary report on its findings at that time. Chairman Fiore, who sits on the Steering Committee, stated that he has already hosted a kitchen table discussion. RA board members are encouraged to participate, as well as complete and distribute the survey to their friends and colleagues to help ensure that as many residents as possible have the opportunity to weigh in on the plan.

3. Action Items - None

4. Management Report - None

5. Other Redevelopment Authority Business – None

6. Adjournment

There being no other business for the Redevelopment Authority of Altoona a motion was made by Ms. Lobre-Riley to adjourn the meeting, Mayor Pacifico seconded the motion. Motion passed unanimously. Meeting adjourned at 9:15 A.M.

Approved by: Ronald Beatty, Secretary/Treasurer

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
MINUTES
July 21, 2023**

IV. ALTOONA CITY LAND BANK BUSINESS

1. Discussion/ Action Items

a. Land Bank Policies and Procedures Update

Ms. White will provide an updated version of the Land Bank Policies and Procedures prior to the next meeting; at which time the board will have the opportunity to comment and take action. They will reflect the Winnie Branton's updates, which reflect the board's desire for discretion, and recommends making the side lot policy more flexible. Chairman Fiore also commented that there needs to be a little more leeway for staff to make determinations. The Authority had made comments at the last meeting and they need to be incorporated into the final draft.

b. Staff Recommendations: Judicial Sale Properties

The following three judicial sale properties are being considered for acquisition by the land bank by exercising its priority bid:

- i. 100 15th Street (Parcel # 01.04-06..-250.00-000)
- ii. 102-108 15th Street (Parcel #01.04-06..-249.00-000)
- iii. 522 Bell Avenue (Parcel # 01.08-06..-098.00-000)

Ms. White reported that staff exercised the land bank's priority bids on 100 15th Street and 102-108 15th Street. These are two vacant lots owned by Karen Kimmel and Ann Kimmel (deceased). The City razed a house on 102 15th Street earlier in the year.

After talking with Attorney Benjamin, we decided not to pursue the purchase of 522 Bell Avenue. The next-door neighbor had also registered for the sale. Given the policies and procedures currently in place for side lots, we would have put the neighbor in a worse position than if he were to bid himself. The County started the bid at \$1,200 because it did not take into account that the house was no longer on the property. The neighbor did not bid and intends to submit a bid when it becomes available through the repository.

2. Action Items - None

3. Management Report – None
4. Other Land Bank Business - None

V. QUESTIONS FROM THE MEDIA

1. Bill Kibler asked the board about what the plans are for the two properties. Mr. Fiore answered that at the moment we do not know. We will need to discuss it and bring that back at another meeting. At a future meeting it will be on the agenda and openly discussed. Attorney Benjamin assured Mr. Kibler that these two properties are not on the agenda for executive session today.
2. Mr. Kibler asked if the two properties have been merged into one property. They are not at the present time. And it will depend on what we decide to do with them.
3. Mr. Kibler asked the size of the properties. Together they measure 120 X 50 feet.

VI. ADJOURNMENT

There being no further business a motion was made by Ms. Lobre-Riley to adjourn the meeting. Mayor Pacifico seconded the meeting. Motion passed unanimously. Meeting adjourned at 10:22 A.M.

Approved by: Ron Beatty, Secretary Treasurer

VII. EXECUTIVE SESSION