

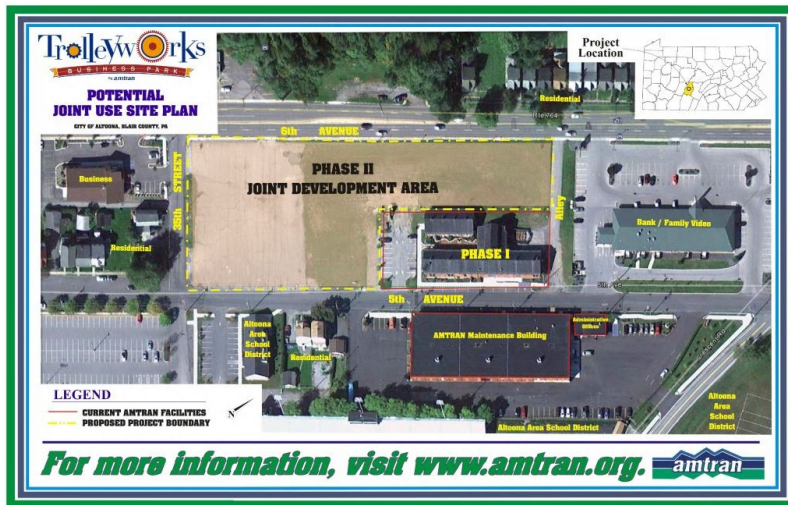


Joint Development Opportunity

AMTRAN, Altoona’s public transit authority, is looking for a private sector partner that is interested in developing 2+ acres available at the Trolleyworks Business Park located near the intersection of Logan Boulevard (SR 36) and Sixth Avenue (SR 764) in Altoona, Pennsylvania.

In November 2008, AMTRAN purchased the 3.2 acre site and its two buildings - formerly known as Roaring River Mills - to add training and conference space for the authority. Since then, AMTRAN completely renovated the buildings for its own use and additional flex space which is fully leased, and prepared the rest of the site resulting in the 2+ acres available for development.

AMTRAN is seeking a private sector individual or firm through a competitive procurement to re-develop the 2+ acres fronting Sixth Avenue. We are looking for a project that is innovative and compatible with local zoning, the community and AMTRAN’s completed project. We do not want to sell the property but prefer to enter into a long-term ground lease in order to generate ongoing revenue for the agency while taking advantage of the Federal Transit Administration’s Joint Development Program and associated benefits.



A preferred developer and project will be identified and selected through a competitive procurement process or Request for Proposals (RFP) issued by AMTRAN.

To obtain an RFP, interested and experienced developers should contact:

Eric Wolf, General Manager
AMTRAN
3301 Fifth Avenue
Altoona, PA 16602
EricWolf@amtran.org
814-944-4074

LOCATION

State: Pennsylvania
County: Blair
City: Altoona
Address: 3311-3427 Sixth Avenue

VALUE-ADDED BY AMTRAN TO THE JOINT DEVELOPMENT SITE

- Act 2 Special Industrial Clearance, environmental clean-up — \$200,000
- Demolition of Roaring River Mills building — \$146,000
- Renovation of two historic buildings — \$1.5 million
- Fully-leased adjacent flex space
- Partner supporting developer’s approval processes

UTILITIES

Electric – First Energy/Penelec
Natural Gas – Peoples Natural Gas
Water/Sewer – Altoona City Authority
Telephone – Verizon, Inc.

ZONING

The Trolleyworks site is zoned I-Light Industrial Zone under Section 510 of Altoona’s Planning Code. Generally, this zone provides for most types of manufacturing , warehousing and offices.