

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING VIA ZOOM
Tuesday, January 19, 2021

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Monsignor Balta was not present at the commencement of the meeting. Mark Pasquerilla, on behalf of Monsignor Balta, Chairman, called the meeting to order at 12:00 p.m.

The following members of the Authority were present for roll call via Zoom:

Mr. Babich, Mr. Pasquerilla, Mr. Truscello (3)
Monsignor Balta, Mr. Haselrig (2).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Thomas Kakabar; and Michael Grandinetti, Brian Krul, TranSystems, were also present.

Mr. Barbin noted an Executive Session was held on Friday afternoon at 3:00 p.m. regarding the purchase and sale of property.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the December 15, 2020 Regular Meeting. There was no second to the motion. The motion passed by the following vote:

Yeas: Mr. Babich, Mr. Pasquerilla, Mr. Truscello (3).
Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

PUBLIC MEETING FOR INDUSTRIAL PARK CONNECTOR ROAD

Brian Krul, Senior Associate/VP TranSystems, provided a history of the company. He stated he was present to present a recommended alternative for phase one of the Johnstown Urban Industrial Park Connector Road. He referred to a slide presentation for further discussion.

Monsignor Balta entered the meeting at 12:04 p.m.

Mr. Krul noted that phase two would come later and was a different source of funding with PennDOT District Nine.

He noted the plans call for two eleven-foot travel lanes, one lane in each direction, four-foot shoulders wide enough to accommodate a catch basin, and a wedge curb. The pavement would be asphalt for the roadway.

Utility investigation was completed. Various utility companies were identified, including First Energy, formerly Penelec, Greater Johnstown Water Authority, City of Johnstown Regional Sewage, Verizon, People's Gas, and Cambria Somerset Authority.

Mr. Krul noted that a total of five alternatives were considered. Alternative number 1 looks at achieving at least a ten percent vertical grade to allow for trucks to travel safely up the road. He referred members to slides showing the path of travel.

Alternative number 2A utilizes the existing path as much as possible with a steeper fourteen percent vertical grade. Alternative number 2B goes up the mountain and ties in further north from the phase two roadway. The increased length of roadway and larger cuts will affect the cost.

Alternative number 3A is similar to 1 but instead of cutting up, it continues south achieving a ten percent grade.

3B comes all the way to the property edge achieving a nine percent grade and being one of the longer ones increases the cost.

Mr. Krul discussed the costs for each alternative, which includes construction, a contingency, utilities, a construction inspection and design costs, paving, and earth work. The cost for alternative number 1 is \$3.6 million; alternative number 2A is the lowest in the amount of \$3.3 million; alternative number 2B is approximately \$6.2 million, the highest cost alternative; 3A, approximately \$4.4 million and 3B, \$4.7 million.

A design alternatives matrix was prepared for review and discussion. It noted impacts to the environment, streams, and costs.

Mr. Krul noted the most feasible option is alternative number 1 at \$3.6 million, 6.4 acres of developable property.

The project schedule was included for review. Mr. Krul indicated the environmental clearance from PennDOT had been received. The next step would be moving forward with a plan presentation, followed by the next phase of the project which includes preliminary engineering and final design in the

spring of 2021. A DEP permit would need to be obtained at the end of this year for construction to begin in the spring of 2022.

ELECTION OF OFFICERS

Mr. Pasquerilla made a motion to keep the slate the same. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred to her written report for further discussion.

Mrs. Komar reported that the demolition of the Prospect box houses continues with the sixth one in progress. Utilizing the intergovernmental agreement with the City of Johnstown resulted in a savings.

Demolition also continues in the Old Conemaugh Borough/Moxham/Minersville/Cambria City and Woodvale neighborhoods. Notification of an additional \$200,000 grant award was received from both DCED and the Community Foundation. Notification was also received from the Community Foundation that a donor is interested in 10 to 12 residential units in the Hornerstown neighborhood.

Mrs. Komar reported that JRA has received funding from the Redevelopment Assistance Capital Program (RACP) in the amount of \$1.4 million for the Telehealth Suites project in the Cambria Rowe building. The Center for Metal Arts was also the recipient of an RACP of \$1.5 million. Telehealth is hoping for a March or April construction start and has already begun the hiring process.

Mrs. Komar commended the Authority and tenants for the Christmas decorations at 416 Main Street.

She noted the Fairfield Avenue Interceptor Project is on hold and will continue in the early spring.

A Brownfields grant was awarded to TetraTech at last month's Council meeting.

Executive Director Komar reported that local Johnstown Hydraulics is interested in a property on Iron Street.

She thanked TranSystem for their presentation. She asked members to email her with any questions regarding the matter.

Mrs. Komar stated the Ethics forms for 2021 are included in the packets and asked that the forms be returned by March 30, 2021.

Mr. Truscello commended JRA, the City of Johnstown and Community Foundation for helping to fund blight demolition. He noted the City had conducted a blight study a while back and wondered what the status was of that study. He suggested that there should be some way, either by way of acquisition or rehabilitation assistance, to get some of the properties rehabilitated before they become blighted. He would be interested in being a part of the process.

Mrs. Komar explained that whenever a list of properties to be demolished is presented by the City, JRA has removed specific properties from that list. The Community Foundation has been very interested in bringing the properties back into taxation and there may be some opportunities in the future to apply for rehab dollars.

Mrs. Komar noted the passing of Michael "Mickey" Flynn, a former member of the JRA. She stated a commemorative plaque will be hung at the JRA office and read the words recorded on the plaque into the record as follows: In memory of Michael "Mickey" Flynn, March 29, 1936 to December 27, 2020, in gratitude for many years of dedicated services to the citizens of Johnstown and the Johnstown Redevelopment Authority, his tireless efforts on projects in Cambria City, Hornerstown and the Central Business District have had an enduring impact on the City of Johnstown. Mrs. Komar further commented that Mr. Flynn had also worked on Market Street West, Main Street East, Hornerstown, CDBG, UDAG, Holiday Inn and the parking garage.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred Authority members to the Grant Funding Update for a list of funds remaining in each project.

She noted the December financials and reports from the Greater Johnstown Water Authority are attached for review.

December disbursements as follows:

Cambria Iron Works, \$27,549.41; Grant Partnership Fund, \$104,316; Centre Town Mall, \$2,034.74; JRA revolving account, \$107,458.66; JRS, \$993,368.57. Total of \$1,234,727.38.

Ms. Labosky noted the 2020 year-end financials are being prepared for the 2020 audit.

She indicated that with regard to the compliance program, to date, 262 properties have been completed and 21 compliance loans have been satisfied.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue Project will be taking a seasonal shutdown of the Fairfield Avenue project.

The bulk of the work continues on Broad Street with Robinson Pipe Cleaning doing interceptor cleaning and televising. Photographs of recent material extracted from the lines are enclosed for review.

The 2020 PennDOT paving coordination, Benscreek and Route 403, is on hold.

Mr. Kakabar indicated a few meetings were held with Gautier Steel regarding lateral locations as the Clinton Street Interceptor Project unfolds. He indicated there was some preliminary work being done in anticipation of full scale work beginning on March 1, 2021.

He noted being in the later stages with regard to preparation of the progress reports. Reports from outside municipalities are going slow but expects quite a number over the next several days.

Mr. Kakabar indicated the flow monitoring program is on hold pending reactivation later in the year.

No change with regard to pre-treatment head works analysis at Dornick Point.

He is awaiting equipment delivery as it concerns the Bar Screen Building Ventilation.

Subdivision work on Iron Street is aggressively being pursued with the goal of having some submissions into the City Planning Commission at its meeting the first week of February.

SEWER OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred members to information in their packets for review.

He reported a meeting with representatives was held in December with regard to the Clinton Street Interceptor Project. Mr. Grandinetti noted a request by Snyder Excavation to start working January, February was denied by PennDOT.

Mr. Grandinetti indicated that he and Ms. Labosky have aggressively started to make some changes regarding the sewer lateral program. He commended EADS for allowing JRA to query any and all GIS information so the contractors would have enough information and there would be no guesswork.

He explained that his intention is to meet with all other municipalities to discuss pressure testing and other pertinent information and to offer the assistance of JRA to any municipality having any difficulty with the program.

He stated an invitation was mailed to contractors in December asking if they would be interested in being a part of the JRA sewer lateral program. A meeting is scheduled this week with two of the contractors who expressed an interest.

With regard to the JRS Wastewater Treatment Plant, information is being gathered to utilize capital improvement by working towards improvements that need to be made in-house.

Mr. Grandinetti indicated a lot of debris is being removed from Broad Street during the line cleaning, specifically from Fifth Avenue to Ninth Avenue. He commended Mrs. Komar and JRA for undertaking the line cleaning project on Broad Street which has never been cleaned, even after the '77 Flood.

Mr. Grandinetti noted he would be assisting Mr. Kakabar with all subdivisions. A presentation would be made to the City of Johnstown Planning Commission next month.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported that the sale of 108 Iron Street to Hanging Gardens is moving forward. As mentioned previously EADS will be preparing a plan to subdivide the property which will be presented to the City Planning Commission on February 3 and City Council on February 10, 2021.

During a discussion in Executive Session, Hanging Gardens indicated the need for all of the Xena property. Mr. Barbin stated an advertisement was placed in the newspaper requesting proposals, and those proposals to utilize the Xena property will be back on January 26, 2021. A special meeting would need to be set up for that week either on January 27, 28 or 29, 2021, in order to keep inline with the February 3, 2021 Planning Commission Meeting.

The Solicitor stated, while Johnstown Hydraulics was originally considered for the Xena property, the area leased to Pipelines will be reduced and the remaining portion would be sold to Johnstown Hydraulics. The subdivision will be ready to submit to the Planning Commission on February 3, 2021. The property would be put out for advertisement as soon as Mr. Kakabar finalizes a plot of the area.

He noted a new sewage service agreement between JRA and the Greater Johnstown Water Authority is on the agenda for approval, that PennVEST would not accept the old agreement.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Babich made a motion to approve the reports. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING PAYMENT OF CERTAIN OBLIGATIONS RELATED TO SEWAGE OPERATIONS IN ACCORDANCE WITH STANDING RESOLUTION NUMBER 3869.

Mr. Babich made a motion to approve. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN INTERMUNICIPAL AGREEMENT WITH THE GREATER JOHNSTOWN WATER AUTHORITY RELATING TO SEWER SERVICE.

Mr. Babich made a motion to approve. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

TABLED MATTERS

Mr. Barbin explained that documents were returned to Inframark to make changes to some of the numbers and then it would be presented to the Authority for review before the next meeting.

A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING MODIFICATIONS TO RATES, RULES AND REGULATIONS FOR JOHNSTOWN REGIONAL SEWAGE RELATED TO THE PRETREATMENT PROGRAM

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, Johnstown, commented on JRA's corruption, arrogance and lack of honesty. He asked for a formal response from Executive Director Komar and Mr. Pasquerilla confirming or denying rumors about secret meetings with Mr. Pasquerilla and the Johnstown Regional Partnership and making secret deals with other political leaders.

ADJOURNMENT

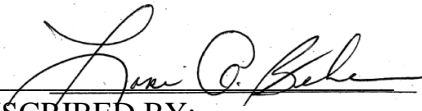
Mr. Babich made a motion to adjourn. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

Tuesday, January 19, 2021
Stated Meeting, continued

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There being no further business, the meeting was adjourned at 12:50 p.m.



TRANSCRIBED BY:
SARGENT'S COURT REPORTING
SERVICE, INC.

BRUCE HASELRIG,
SECRETARY