

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING VIA ZOOM  
Tuesday, February 16, 2021

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Monsignor Balta called the meeting to order at 11:59 a.m. The Pledge of Allegiance was recited. Monsignor Balta offered the invocation.

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

Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (5)

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Thomas Kakabar, EADS Group; Michelle Cheche; and Michael Grandinetti, Maintenance and Operations Manager.

MINUTES

Mr. Babich made a motion to approve the Minutes of the January 19, 2021 Regular Meeting, January 28, 2021 Special Meeting and January 28, 2021 Xena Corp. Meeting. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).

Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

PUBLIC MEETING FOR INDUSTRIAL PARK CONNECTOR ROAD

Melissa Komar, Executive Director, indicated the connector road information would be included in her report.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

Mrs. Komar reported on the demolition of the Prospect box houses continuing to move forward utilizing the City of Johnstown Public Works employees.

She noted, in 2020, JRA had demolished 105 structures and rehabbed over 40 additional parcels with funding for green spaces, raised bed gardens, and façade projects.

An award in the amount of \$200,000 was received from DCED for demolition projects. Mrs. Komar thanked Senator Langerholc for his assistance in obtaining that money. She currently was working with the City to compile that list.

The Community Foundation informed JRA that an additional donor was interested in the Hornerstown neighborhood in the dollar amount of \$100,000 with an additional \$150,000 throughout the City. Mrs. Komar noted one application was submitted for both.

Executive Director referred members to the third page of their packets for an updated provided by TranSystems regarding the connector road.

The Cambria County Redevelopment Authority was at the very end of coordinating with HUD regarding the grant program that would be provided to JRA customers outside of the City of Johnstown. Cheryl Labosky, Michael Grandinetti, and Mrs. Komar were working with Renee Daly regarding the process to award those dollars to the customers.

The Tetra Tech would be presented for approval. JRA will be in partnership with the City of Johnstown, Cambria County Redevelopment Authority to continue Brownfield work.

Mr. Grandinetti and Mr. Kakabar were thanked for their diligent efforts over the past month to insure approvals to the Planning Commission were conducted in a timely fashion. Hanging Gardens and Johnstown Hydraulics were very pleased with the work and both subdivisions were approved.

Mrs. Komar indicated there was interest in three parcels in Kernville across the street from the GJWA building and beside CBM, as well as the property on Horner Street, the former Johnstown Planing Mill many years ago. The properties would soon be advertised.

There was continuous work with DEP regarding the Act 2 certification for the 12.8 parcels along Iron Street. Conversations with DEP continue to be positive. Attorney Barbin will continue to monitor the matter. Mrs. Komar answered questions from Board members.

### 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 January financials including information provided by RDM are attached.

January disbursements as follows:

Cambria Iron Works, \$78,574.61; Grant Partnership Fund, \$17,205.25; Centre Town Mall, \$2,628.36; JRA revolving account, \$80,551.09; JRS, \$1,734,696.76.

Ms. Labosky noted the 2020 audit is tentatively scheduled to begin the week of April 26, 2021.

Ms. Labosky and Mr. Grandinetti have been working with Ashley on the DIS with regard to the sewer lateral program, property demos, and all the Authority owned properties.

Under the compliance program, to date approximately 550 of the 1,000 applications sent out were returned; 59 properties are active. To date, 275 properties have completed the loan program, and 24 compliance loans have been satisfied.

### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue Project would be taking a seasonal shutdown of the Fairfield Avenue project and plans to restart were being made. Robinson Cleaning will continue cleaning and televising as weather permits.

Mr. Kakabar noted work continues behind the scenes to identify and locate laterals with regard to the Clinton Street Interceptor Project. He indicated the contractor did some televising of the lines at Gautier Steel and their contractor was planning their internal work for in the future.

Progress Report No. 25 was submitted to DEP at the end of January as required.

The flow monitoring program continues to be on hold.

Mr. Kakabar noted no change in the industrial pre-treatment headworks analysis with regard to the Dornick Point Wastewater Treatment Plant.

Bar screen ventilation was waiting for equipment deliveries.

Mr. Kakabar noted that March 31, 2021 was the deadline for the Annual Chapter 94 Report. He noted reminder letters were being sent to all municipalities, which will need to provide information regarding plans for sewer extensions and similar information for the report.

As reported, the Iron Street subdivision plans were completed and submitted appropriately approved to all planning commissions. Mr. Kakabar answered questions from members.

#### SEWER OPERATIONS REPORT

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

He reiterated that the Clinton Street and Fairfield Avenue projects were on hold.

Mr. Grandinetti discussed the Consent Order and Agreement Progress Report. He stated twice a year the communities needed to provide updates but noted that Dale and Franklin had not yet reported. Since the date of his report, Southmont had submitted its update. Mr. Grandinetti indicated in his report to the municipalities what information should be included to be in compliance with the Consent Order and Agreement.

JRA owned facility improvements continue.

Mr. Grandinetti noted working with a third party to change all lights to LEDs and seeking rebates for those installations at 416 Main Street and the sewage plant.

He and Cheryl were working diligently with the GIS on the sewer lateral program.

Mr. Grandinetti reported on working closely with staff on items that needed to be completed at the wastewater treatment plant with regard to the capital improvement project. He noted an RFP was included in member packets for a service contract for general mechanical, industrial, and electrical service at the

plant. Mr. Grandinetti noted awaiting feedback for a switch gear proposal, which was under review.

He stated, along with Michelle and Cheryl, some upgrades will be performed on the website. Board members had questions and comments.

There was discussion regarding Resolution 4149 passed by the Board that refers to communities in the process of establishing a water tight system with regard to pressure testing verification.

Mr. Kakabar read into the record the following report from Southmont Borough which relates to private sector roof leaders, driveway drains and subslab installations:

Observation ports were installed on each lateral during the borough-wide sanitary sewer replacement project. During the third and fourth quarters of 2020, the Borough completed wet weather observation stack inspections for approximately 70 percent of the service area. The inspections were completed during the three extreme precipitation events in October and November of 2020. A spreadsheet was developed to track and follow up with properties that showed excessive clear water infiltration during the inspection.

To date, 696 properties were inspected, and 204 had extraneous flows observed. Southmont Borough mailed letters to the 204 property owners in December of 2020 allowing them eight months to remove the extraneous flow from their private system.

Southmont Borough intends to complete the inspection process for the remaining 30 percent of the borough during the first extreme precipitation event in 2021.

Mr. Kakabar read into the record the following report from Southmont Borough that relates to flow monitoring:

Flow monitoring was resumed at various locations within the project area from the spring of 2020 through late November of 2020. The additional flow monitoring using portable inline flow meters installed at various locations throughout the service area was conducted to gauge the success of the sewer system replacement project and eliminating extraneous flows within the Southmont Borough sewer replacement project areas and to determine if peak flows discharged to the JRA system have been reduced to a flow rate less than 625 gallons per day per EDU. Precipitation events during 2020 monitoring period did not reach the two-year 24-hour intensity requirement; however,

Southmont flows exceeded the allowable peak hourly flow rate during a storm event in August of 2020 causing the borough to initiate the wet weather observation port inspection process.

Monsignor Balta noted for the record that what Southmont Borough was doing would not reduce the flows to the extent that would hit the 625 for EDU flow, which is their obligation to achieve.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, referred members to the Resolutions and Motions on the agenda for further discussion of Item F, which is a resolution to change trustees on the bond issues. He indicated that approval of the resolution means that U.S. Bank National Association would become the successor trustee to Somerset Trust. Consenting to the resolution also meant approval of the tri-party agreement between Somerset Trust, JRA and U.S. Bank National Association.

Mr. Barbin explained that Resolution H related to the sale of land to Johnstown Hydraulics in the amount of \$15,000. He noted the response by Johnstown Hydraulics to the advertisement was attached in the Executive Director's report for review. The company would be constructing a \$400,000 building on the site.

He noted that both subdivision plans for Johnstown Hydraulics and Hanging Gardens were recently recorded in the courthouse and ready to move forward.

Mr. Barbin noted an impasse with regard to the Hanging Gardens buyer/seller agreement wherein both must lay out their responsibilities for environmental contamination on the property going forward as part of the Act 2 approval process. He indicated that DEP must have a buyer/seller agreement in hand to reflect the responsibility of each before granting the final Act 2 environmental clearance. He forwarded an email sent to him by counsel for Hanging Gardens to Mrs. Komar, Board members and Mr. Grandinetti. There was further discussion regarding the matter.

Mr. Pasquerilla noted a "good meeting" with DEP was reported by Mrs. Komar and wanted to move forward on the matter.

Mr. Babich agreed with Mr. Pasquerilla to move the matter forward.

Mr. Haselrig and Mr. Truscillo were also in agreement with Mr. Pasquerilla.

Monsignor Balta noted that Kovalcik offered to pay \$13,500 for the railroad tracks, and the money could be used to pave the rest of the property out to Iron Street.

Mrs. Komar commented that, currently, DEP was comfortable with the way things were onsite regarding the remediation work done in 2005 and regarding the concrete underneath the fire training facility. Mr. Barbin indicated that there may be nothing more that would need to be done, and DEP would be satisfied if the area was not paved.

Executive Director Komar noted that John Toth, Kantner Iron and Steel, offered \$12,800 for the tracks. She noted the tracks are located on the front portion of the subdivision that JRA chose to hold onto, that paving of that portion would allow for future parking and show that the Act 2 requirements were "more than met" with regard to this portion that JRA will continue to hold onto.

#### MOTION

Mr. Babich made a motion to use revenue from the sale of the rails to be used to move forward with either paving or landscaping of that area of the property. The motion was seconded by Mr. Haselrig.

The motion passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
Nays: None (0).

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Truscello 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. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
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 resolution. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).

Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. 2021-WWTP-1 FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE JOHNSTOWN REGIONAL WASTEWATER TREATMENT PLANT.

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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).

Nays: None (0).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. 2021-WWTP-2 FOR THE BULK PURCHASE OF SODIUM HYDROCHLORITE FOR THE JOHNSTOWN REGIONAL WASTEWATER TREATMENT PLANT.

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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).

Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT FOR RFPs FOR CONTRACT NO. 2021-WWTP-3 TO PROVIDE GENERAL MECHANICAL AND INDUSTRIAL ELECTRICAL SERVICE FOR THE JOHNSTOWN REGIONAL WASTEWATER TREATMENT PLANT.



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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
Nays: None (0).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT FOR RFPs FOR LABORATORY SERVICES FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION PROGRAM (NPDES) PERMIT OBLIGATIONS AND FOR INDUSTRIAL PRETREATMENT OPERATIONS.

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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
Nays: None (0).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPOINTING A NEW BOND TRUSTEE, U.S. BANK NATIONAL ASSOCIATION FOR THE SEWER REVENUE BONDS.

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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
Nays: None (0).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN AGREEMENT WITH THE CITY OF JOHNSTOWN TO PARTNER ON THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS GRANTS.

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

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla,  
Mr. Truscello (5).  
Nays: None (0).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 124 IRON STREET, TAX MAP NO. 84-000.-102.00 TO JOHNSTOWN HYDRAULICS OF JOHNSTOWN, PA, FOR THE SUM OF \$15,000.00

Mr. Pasquerilla made a motion to approve the resolution. The motion was seconded by Mr. Babich.

Mr. Pasquerilla noted this move would allow for future expansion and further noted that the JRA looks forward to working with Johnstown Hydraulics through this process and in the future.

The motion passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscillo (5).

Nays: None (0).

TABLED MATTERS - TABLED DECEMBER 15, 2020

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

Monsignor Balta indicated there would be further discussion with regard to this resolution at a workshop on Friday, March 5, 2021 at 9:30 a.m.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla commented further that the resolution that passed regarding Hanging Gardens would be a post-closing item, and JRA should take the risk of being responsible. Mr. Barbin stated it was his understanding this was agreed to by the Board members.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.


Tuesday, February 16, 2021  
Stated Meeting, continued

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ADJOURNMENT

Mr. Babich made a motion to adjourn. The motion was seconded by Mr. Pasquerilla

There being no further business, the meeting was adjourned at 12:57 p.m.



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

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BRUCE HASELRIG,  
SECRETARY