

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING VIA ZOOM  
Tuesday, March 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 12:00 p.m. The Pledge of Allegiance was recited. Monsignor Balta offered the invocation.

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

Monsignor Balta, Mr. Haselrig (via Zoom), Mr. Pasquerilla,  
Mr. Truscello (via Zoom) (4).  
Absent: Mr. Babich (1).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Thomas Kakabar, EADS Group; and Michael Grandinetti, Pretreatment Coordinator, were also present.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the February 16, 2021 Meeting. The motion was seconded by Mr. Haselrig and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred to her report for further discussion of the demolition projects in Woodvale. She noted that "Ink" Locher, one of the lifelong demolition contractors for both the City and JRA, passed away yesterday and asked that members keep his family in thought and prayer. There was further discussion regarding the Prospect demolition project that was placed on hold because of the need for the excavator at the City dump site.

Mrs. Komar reported on the continuing work on the downstairs portion of the building for the Convention and Visitors Bureau.

She indicated that JRA finalized the subdivision for Hanging Gardens and Johnstown Hydraulics.

She noted extensions of leases on the agenda for Telehealth, Chellz Tacos, and Bougie in the building. All three tenants were up to date on their payments and utilities, which is a positive sign moving forward.

Melissa noted positive discussions with PennDOT over the last few weeks regarding the access road and the work being done on both the ARC and Multi-Model grants.

The Fairfield Avenue Interceptor Project continued as of March 8, 2021, and moving forward.

Mrs. Komar stated that numerous telephone calls had been received regarding out-of-town companies interested in a few properties in Johnstown, one being on Horner Street and the other in the Central Business District. She will update members regarding those property transfers.

#### FINANCE DIRECTOR'S REPORT

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

She referred members to the February financials for review.

February disbursements as follows:

Cambria Iron Works, \$6,266.97; Grant Partnership Fund, \$9,445.06; Centre Town Mall, \$3,389.74; JRA revolving account, \$171,479.66; JRS, \$988,878.85. Total disbursements, \$1,179,460.28.

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

Under the compliance program, to date, approximately 557 of the 1,115 applications distributed were returned; 74 properties are active. To date, 280 properties were completed with the average cost per property of \$4,247, and 27 compliance loans were satisfied.

Ms. Labosky mentioned, with regard to the GIS, she and Mr. Grandinetti were working very diligently on obtaining information for all of the sewer lateral

customers who have gone through the loan program and will provide a dashboard at the next meeting that will provide numbers per municipality.

### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue Project restarted and Robinson Cleaning will soon commence televising on Broad Street.

Mr. Kakabar indicated that crews started work on the Clinton Street Interceptor Project performing manhole rehabs and manhole replacements.

The Route 403 paving project is out for bids with a bid date of March 23, 2021.

Progress Report No. 25 was submitted to DEP, and no comments have been received.

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, including the exhaust fan.

Mr. Kakabar is working towards the submission of the Annual Chapter 94 Report by the end of March 2021. He noted that information was being collected from the municipalities as well as similar information reported at the plant.

### SEWER OPERATIONS REPORT

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

He noted that the Clinton Street and Fairfield Avenue projects were discussed previously.

Mr. Grandinetti stated the Annual Chapter 94 Reports were coming in. Improvements to properties including the Ideal Market would be taking place in the future.

Mr. Grandinetti reported on Ms. Labosky's and his work on the sewer lateral program. He referred members to the end of his report for a snapshot of GIS projects indicating color-coded areas that had been pressure tested and which jobs need to be completed. Examples of a completed project and an active project were included. He noted the possibility of extending the GIS program into other areas.

Projects at the Wastewater Treatment Plant were discussed. Mr. Grandinetti noted a recent meeting with regard to LED lighting, which would result in a significant savings for the plant. He reported discussion with the plant manager with regard to improvements that need to be made at the facility.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported on finalizing documents with regard to Hanging Gardens. The subdivision was approved by the City. He waits for Hanging Gardens to finalize some details. The subdivision of Johnstown Hydraulics was also approved. The purchase agreement is complete. Mr. Barbin awaits the title search so the matter can be closed.

Mr. Barbin recorded and satisfied mortgages during the month for the loan program.

He reviewed the chemical bids and noted they were all in order.

### 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. Haselrig, 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. 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. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN NAMING MICHAEL GRANDINETTI AS PRETREATMENT COORDINATOR

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

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH SYLVIA CARR, BOUGIE HAIR CARE, FOR SPACE AT 414-418 MAIN STREET.

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. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A LEASE AGREEMENT WITH MICHELLE HASELRIG, TACO CHELLZ, FOR SPACE AT 414-418 MAIN STREET.

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

Yeas: Monsignor Balta, Mr. Pasquerilla, Mr. Truscello (3).  
Nays: None (0).  
Abstention: Mr. Haselrig (1).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH TELEHEALTH SUITE, LLC, FOR THE CAMBRIA ROWE BUILDING.

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

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2021-WWTP-1 TO CHEMSTREAM OF HOMER CITY, PA, FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTACT NO. 2021-WWTP-2 TO SAL CHEMICAL OF WEIRTON, WV, FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED ALONG HORNER STREET, TAX MAP NO. 77-016.-101.000 TO \_\_\_\_\_ FOR \_\_\_\_.

Mr. Truscello made a motion to table the resolution pending receipt of more detailed information. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

TABLED MATTERS: TABLED DECEMBER 15, 2020

I. 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 that a meeting was held with a representative from Inframark for a review of bills and was in the process of finalizing issues that were discussed.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, presented before the Authority commenting that what Mr. Pasquerilla had done for the community was "horrendous" and did not think he is a good politician and "does not have the will of the people at hand." Mr. DeBartola thanked him for all future attack ads, because "that's the type of person you are."

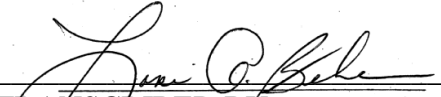
ADJOURNMENT

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

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

There being no further business, the meeting adjourned at 12:24 p.m.

EXECUTIVE SESSION

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

\_\_\_\_\_  
BRUCE HASELRIG,  
SECRETARY