

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING VIA ZOOM
Tuesday, April 20, 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 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. Babich, Mr. Haselrig (via Zoom), Mr. Pasquerilla,
Mr. Truscello (5).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Michelle Cheche, Office Administrator, Thomas Kakabar, EADS Group; and Michael Grandinetti, Pretreatment Coordinator.

Mike Brueggman and Vicky Pivrotto (via telephone), One Health Solutions, were also in attendance.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the March 16, 2021 Meeting. 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).

Abstention: Mr. Babich (1) was not present at the March 16, 2021 meeting.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred members to her report for review of attached correspondence from Westmont Borough regarding flow monitoring.

Demolition of homes was near completion on William Penn Avenue. Two are pending on Ebensburg Road, and due to the cost being less than anticipated, the one on Ihmsen Avenue will also be moving forward.

Mrs. Komar noted that demolition continues in Old Conemaugh Borough and the Moxham neighborhoods with 30 properties demolished thus far with the second round of funding from the Community Foundation.

She stated cosmetic upgrades in the downstairs of 416 Main Street, Johnstown were almost completed, and a move date is scheduled for April 28, 2021 to relocate Visit Johnstown.

Demolition will continue in Hornerstown over the next month. A grant agreement from CFA was received, and a check in the amount of \$100,000 should be received within the next two weeks.

Mrs. Komar noted a resolution on the agenda for approval of task order #2 with Transystems for permitting, erosion and sedimentation control, construction cross section, survey, and topography work. She indicated that Penelec recently created a link for the three phase electric, and one pole is located in the area that will be the Industrial Park.

Construction is moving forward with regard to the Fairfield Avenue interceptor. The clean fill dump was now open.

A few members inquired about the brewery at the upper end of Main Street. Mrs. Komar recently had a discussion with Mike Malcanas, Voodoo Brewery, who reported the liquor license transferred, construction is continuing, and the project was moving forward.

PRESENTATION

Mike Brueggman, Chief Administrative Officer, and Vicky Piviroto, RN, Vice President Healthcare, New Products and Services, (via telephone), One Health Solutions, were invited by Mr. Pasquerilla to make a presentation at this meeting regarding a request.

Mr. Brueggman provided a brief history of One Health Solutions, which he noted is focused on human health, animal health and veterinary health. He stated Dr. Apryle Horbal, President, learned of this focus of One Health on a trip to Scotland.

Authority members were referred to a chart for further discussion of the services provided by One Health Solutions, including telehealth, as well as office locations.

Mr. Brueggman stated the owner is committed to bringing jobs to Johnstown, and hospitals have been contacted for the customer base. The company is working with JARI on training.

Ms. Pivrotto commented trying to recruit nurses by reaching out to our local colleges. She discussed a grant that was awarded to Fayette County, which also included Cambria County. All of the work for a three-year project to develop software to monitor those with substance abuse disorders would be done in Johnstown. Ms. Pivrotto noted a local nurse practitioner was recently hired for the project. She discussed some of the challenges with regard to the project. She also offered comment regarding a software project in Knox County, Tennessee.

Mr. Brueggman as a tenant of the Cambria Rowe Building reviewed the costs and fees paid for by the company and requested that JRA fund the architectural fees, which are approximately \$104,000, \$105,000.

Mr. Pasquerilla made a motion to fund the balance of the architectural fees for the Cambria Rowe project and that the Executive Director contact the City of Johnstown with regard to funding for the architectural drawings. The motion was seconded by Mr. Truscello.

There was further discussion regarding the matter. Mrs. Komar will discuss the matter with John Dubnansky, the City's Economic Development Director.

The motion passed by the following vote:

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

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, reported that she and Mr. Grandinetti met with West Taylor and Middle Taylor Township representatives with regard to information about the sewer program. A meeting will be held on April 21, 2021 with Southmont Borough.

Ms. Labosky stated the Fairfield Avenue project officially closed out and final reports, photos and documentation will be submitted. All other projects were moving forward.

She refereed members to the March financials for review.

March disbursements are as follows:

Cambria Iron Works, \$19,512.71; Grant Partnership Fund, \$20,000; Centre Town Mall, \$13,101.22; JRA revolving account, \$72,694.62; JRS, \$878,795.42, \$3,602,371.03 year to date.

The report to the GJWA was attached for review. The 2020 audit will start remotely on April 26, 2021.

Ms. Labosky referred to the compliance program for further discussion. She reported that more applications were being submitted, and many contractors were behind due to COVID. Almost 300 were 100 percent complete since the start of the program.

Ms. Labosky referred to the GIS form for further discussion, which lists homeowners and participants who have applied for the loan program as well as City grant participants. She noted that 37 homeowners satisfied their mortgages.

Ms. Labosky will be spearheading efforts to offer \$355,000 in grant money received by the Cambria County Redevelopment Authority to help customers outside of the City to have sewer work completed.

SEWER OPERATIONS REPORT

Michael Grandinetti, Pretreatment Coordinator, referred members to his report in member packets for review.

He reported visiting Sharpsburg and New Kensington to meet with Mike Malcanas, the owner/developer, Voodoo Brewery, who is interested in a brewery business in the City. Mr. Grandinetti also discussed the new GIS program and the date contained therein.

Mr. Grandinetti noted significant rehab changes at the Wastewater Treatment Plant, including the LED upgrade for the entire structure and complex and some internal, long overdue repairs being made. He noted a resolution on the agenda with regard to awarding that contract.

Mr. Grandinetti and Mr. Kakabar took a tour of all the siphons associated with JRA and noted some issues with the Laurel Avenue siphon. He discussed establishing a five-year maintenance plan to clean the siphons and will offer some suggestions in the future with regard to a plan.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported that Robinson Pipe is on Broad Street from Sheetz down to Giant Eagle and projected to be there for at least another seven to eight weeks due to the amount of debris.

He reported receiving telephone calls regarding a problem in the vicinity of Liberty Wire and the Laurel Avenue siphon. Robinson was sent to that area to begin jetting and found different types of debris that clogged the siphon. Mr. Kakabar stated this is what prompted the idea of a siphon maintenance program.

Mr. Kakabar referred to a resolution on the agenda for the award of manhole frames and adjustments to accommodate PennDOT paving on 403 from the City line all the way into Napoleon Street.

Clinton Street project was on hold for adjustment to the highway occupancy permit to do traffic control.

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

The flow monitoring program continued to be on hold. Mr. Kakabar reported, per a letter from Westmont, a minimum of six meters would need to be installed to monitor that area.

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

Bar screen ventilation had been completed.

He noted the Annual Chapter 94 Report had been submitted.

Authority members had questions.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, stated that Resolution B is a standard PennDOT resolution in standard PennDOT form. He noted that Resolution D authorizes the advertisement for property between Millcreek and Menoher, which is totally worthless land but that someone is interested in purchasing same.

Mr. Barbin reviewed the Laurel contract with the manholes and stated it appeared to be in order.

He reviewed bids for Resolution G with regard to the general mechanical work at the plant appear to be proper.

Resolution I relates to a power license for \$100 a month that would allow JRA to place delicate equipment inside a building on Ferndale Avenue and would provide power for sewage flow meters.

There was further discussion regarding the language in Resolution B.

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. Haselrig, Mr. Pasquerilla,
Mr. Truscillo (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. Pasquerilla and passed by the following vote:

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

Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENTRANCE AND EXECUTION OF A UTILITY RELOCATION ABBREVIATED INCORPORATED WORK REIMBURSEMENT AGREEMENT WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION TO ACCOMMODATE THE DEPARTMENTS HIGHWAY CONSTRUCTION PROJECT SR 3011 (FRANKLIN STREET) IMPROVEMENT PROJECT, ALSO INCLUDING

PROVISIONS FOR A MINIMUM OF 50 PERCENT REIMBURSEMENT
OF COSTS AND PROVIDING FOR THE JRA TO PERFORM THE WORK.

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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY
OF JOHNSTOWN APPROVING WORK ORDER #2 WITH
TRANSYSTEMS FOR DESIGN SERVICES FOR THE JOHNSTOWN
URBAN INDUSTRIAL PARK CONNECTOR ROAD.

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. 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 AND SALE
OF PROPERTY LOCATED ALONG MENOHER BOULEVARD AND
MILLCREEK ROAD, TAX MAP NOS. 75-002.-308.000 AND 75-002.-
309.000 TO THE HIGHEST BIDDER.

Mr. Babich made a motion to approve the resolution. 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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY
OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED
ALONG FRANKLIN STREET, TAX MAP NOS. 77-001.-307.000, 76-001.-
308.000 AND 76-001.-308.001 TO CLEAN IMAGE POWER WASHING
FOR \$3,500.00.

Mr. Babich made a motion to approve the resolution. 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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTACT NO. 2020-INT-2, PA ROUTE 403 PADOT PAVING COORDINATION PROJECT TO LAUREL MANAGEMENT COMPANY OF JOHNSTOWN, PA.

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

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTACT NO. 2021-WWTP-3 TO SCHULTHEIS ELECTRIC/TSB, INC. OF LATROBE, PA, FOR PROVIDING GENERAL MECHANICAL, INDUSTRIAL ELECTRICAL SERVICE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Mr. Babich made a motion to approve the resolution. 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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT 2021-WWTP-4, SEWAGE SLUDGE HAULING FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

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Stated Meeting, continued

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I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN EXECUTING A LICENSE AND RELEASE WITH JUSTIN HORNER, 1015 FERNDALE AVENUE, JOHNSTOWN, PA, TO PROVIDE USE OF ELECTRIC POWER FOR A SEWAGE FLOW METER.

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)

TABLED MATTERS

Monsignor Balta noted an Executive Session was held prior to the commencement of this meeting with regard to the following resolutions that were tabled previously.

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.

Remained tabled.

TABLED MARCH 16, 2021

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 RAYNOR FOR \$2,500.

Mr. Pasquerilla made a motion to approve. 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)

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Stated Meeting, continued

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NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

There was discussion regarding the status of a pending legal action. Mr. Barbin stated a court decision has not yet been received.

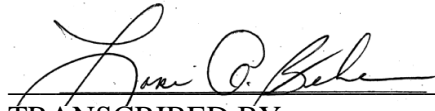
Bruce Haselrig exited the meeting at 1:10 p.m.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:11 p.m.



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

BRUCE HASELRIG,
SECRETARY