

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, May 18, 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 (via telephone), Mr. Haselrig, Mr. Pasquerilla,
Mr. Truscello (5).

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

Mike Sabo, Shannon Kestar and Chris Kurchak from Inframark were also in attendance.

MINUTES

Mr. Haselrig made a motion to approve the Minutes of the April 20, 2021 Meeting. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred members to her report for review.

Demolition of homes on Ebensburg Road was moving forward demolishing four more than originally hoped and adding six to eight more projects. Mr. Haselrig commented the contractors are "doing a good job."

She reported that bids for the Hornerstown Demolition Contract were opened yesterday, and Locher Demolition was the low bidder for 11 structures.

Robinson Pipe Cleaning was in the area of Sheetz to Giant Eagle. She stated Mr. Kakabar was providing documentation and images to show the results of the cleaning project.

Mrs. Komar indicated numerous businesses downtown will receive façade improvements on Market and Main Streets from money received from the Community Foundation.

Voo Doo Brewery was approved for construction, electrical and plumbing for the first portion of their renovation at the former Hey Day Diner. The project would need to move through one more phase of construction approval before opening.

The RFP for Telehealth has been completed and is working on an opportunity to receive funds from the City and the Authority to offset the architectural cost.

She noted her attendance at the Vision Together 2025 strategic planning session with regard to discussion of how to spend the COVID relief dollars both on the county and city levels.

Mrs. Komar stated a PMAA Regional 6 Virtual event will be held on May 20, 2021 regarding water and wastewater legislature.

A meeting is scheduled for May 26, 2021 at 10:30 a.m. with Hach to discuss the flow meter contract.

Mrs. Komar stated correspondence from EPA is requesting in writing a final rates and rules document for public display.

She indicated that through a grant received from the Conservation District trees were planted two weeks ago in areas of the Hornerstown Project where trees were not replaced.

In an update from TranSystems regarding the access road, Mrs. Komar noted that not only will the road be built to the top of the first 15 acres, but there will also be an additional 1500 through the Appalachian Regional Commission (ARC) funding.

With regard to Hanging Gardens, Executive Director Komar explained that the attorney for the lender is on vacation but is hopeful of a closing date by Friday.

Mr. Pasquerilla asked Mrs. Komar to comment on the progress of blight in the area. Mrs. Komar noted receipt of positive feedback regarding this matter. She commented on neighborhoods where demolition projects were completed. Mrs. Komar noted that 400 units remain to be demolished in the amount of approximately \$3 million. There was further discussion.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to resolutions on the agenda for approval, including Resolution C regarding a contract with United Energy, independent retail supplier of gas, noting that the current contract with Direct Energy will expire the beginning of November.

She explained that Resolution D is the subrecipient agreement with Cambria County which will provide CBDG funds for residential sewer lateral replacement for communities outside of the City.

Members were referred to the April financials for review.

April disbursements are as follows:

Cambria Iron Works, \$13,469.92; Grant Partnership Fund, \$78,371.18; Centre Town Mall, \$15,603.67; JRA revolving account, \$98,324.39; JRS, \$1,497,990.89 for a total of \$1,703,760.05.

The reports to the GJWA is attached for review. The 2020 audit will start remotely next Monday.

Ms. Labosky referred to a letter she had drafted which she would like to send to homeowners who have sent in applications from Southmont and Westmont to see if they qualify for the grant funds.

She indicated that Wessel was to be present at today's meeting to review the 2020 audit. They will be asked to attend the June meeting.

Members had questions.

SANITARY SEWER OVERFLOW REPORT

Michael Grandinetti, Pretreatment Coordinator, referred members to his March 2021 monthly report for discussion.

He reported that the Fairfield Avenue Project is approximately 95 to 98 percent completed with milling and resurfacing to occur sometime in June.

Clinton Street is awaiting traffic control upgrades to resume.

Renovations at 416 Main Street are about concluded with relocation of Visit Johnstown to the first floor. Façade projects continue.

Mr. Grandinetti noted the sewer lateral program continues with a lot of residents expressing interest as surcharges and deadlines loom in the future.

The GIS program will identify all JRA owned properties, sewer lateral programs and demolition activity.

Mr. Grandinetti indicated the JRA website will be updated to include a mission statement, brownfield site, post demolition, sewer lateral program and Cambria County grant.

He noted internal renovations took place at the Wastewater Treatment Plant. Members were referred to an attached spreadsheet of sanitary sewer overflow request letters sent to 17 municipalities with only 5 responding to date.

He was asked to submit the mission statement on the website to the Board for review.

SEWAGE OPERATIONS REPORT

Thomas Kakabar, EADS Group, reported that work continues on the Fairfield Avenue and Broad Street interceptor cleaning with final restoration in June and July.

The Route 403 PennDOT paving project from Bridge Street to Napoleon Street was awarded to Laurel Management.

The Clinton Street project awaits some highway occupancy permit adjustments for traffic control. He noted working with PennDOT on locations of railroads. A meeting will be held on Monday with PennDOT at that location for further discussion.

Franklin Street Project agreement for cost sharing was presented at the last meeting with the ratio of approximately \$3,300 PennDOT and \$1,200 JRS for the installation of the one-inch riser rings. PennDOT is waiting for the agreement to be signed and sent back.

Progress Report No. 25 has been submitted to PA DEP with no reply received.

A flow monitoring program update will be presented by the Hach Company next week,

The Laurel Avenue siphon cleaning project was added on as a semi-emergency as the siphon was found to be backing up into the Liberty Wire mill area. Robinson was remobilized to clean that siphon in three days.

Mr. Kakabar had no update regarding the Dornick Point Wastewater Treatment Plant industrial pretreatment analysis.

The Chapter 94 report was submitted to the PA DEP on March 31, 2021, with electronic copies sent to member municipalities.

There was further discussion regarding the cost sharing agreement.

Shannan Kester reported no pretreatment incidents or fines. She stated JWF exceeded, but no fines were incurred.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reviewed paperwork for Resolution B, the demolition contract for Hornerstown, he worked with Ms. Labosky on Resolution C, regarding the natural gas supplier, and reviewed Resolution D with Mrs. Komar and Ms. Daly.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Truscello made a motion to approve the reports. 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).

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. 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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF FY 2021 DEMOLITION CONTRACT TO LOCHER DEMOLITION SERVICE OF JOHNSTOWN IN THE AMOUNT OF \$103,400 FOR DEMOLITION OF 11 PROPERTIES AS ADVERTISED.

Mrs. Komar indicated an addendum was sent to the contractor.

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 THE EXECUTION OF A CONTRACT WITH UNITED ENERGY TO BE THE INDEPENDENT RETAIL SUPPLIER OF NATURAL GAS FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT AND THE VARIOUS REDEVELOPMENT AUTHORITY NATURAL GAS ACCOUNTS.

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE SUBRECIPIENT AGREEMENT WITH CAMBRIA COUNTY TO PROVIDE COMMUNITY BLOCK GRANT PROGRAM FUNDS FOR RESIDENTIAL SEWER LATERAL REPLACEMENT FOR JRS CUSTOMERS OUTSIDE OF THE CITY OF JOHNSTOWN WHO MEET INCOME REQUIREMENTS CONSISTENT WITH THE RULES OF THE COMPLIANCE ASSISTANCE PROGRAM

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AND THAT THE WORK WILL BE COMPLETED CONSISTENT WITH
THE COMPLIANCE ASSISTANCE PROGRAM.

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

Mrs. Komar clarified these are communities in the sewer system.

The motion passed by the following vote:

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

Remained tabled.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

Mr. Balta explained that monitoring needs to be done according to the JRA consent
order which expires December 31 of 2022. There was further discussion.

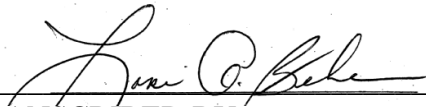
ADJOURNMENT

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

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There being no further business, the meeting was adjourned at 12:43 p.m.



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

BRUCE HASELRIG,
SECRETARY