

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, July 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 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 telephone), Mr. Pasquerilla,  
Mr. Truscillo (4).  
Absent: Mr. Babich (1).

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

AUDITOR'S REPORT

Stephanie Stohon, Kara Ferrante and Joel Valentine, Wessel and Company, presented before the Board for discussion of the Auditor's Report.

Ms. Ferrante referred members to the two-page summary for further discussion of the Executive Summary report, which included the Independent Auditor's Report, Financial Summary, Single Audit and a three-page required communication letter to reiterate Wessel's responsibility in relation to performing the financial statement audit.

EXECUTIVE DIRECTOR'S REPORT

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

She reported the fire training facility on Iron Street will be relocated to Horner Street right beside Sheesley's.

Mrs. Komar reported she had received a response to the three questions that JRA had requested be answered by the Altoona Water Authority. She

indicated that authority would be willing to attend a workshop regarding the matter.

She noted that an additional \$150,000 from the Community Foundation has been received for continuation of Hornerstown blight. The bid for additional demolition would soon be put out within the next month.

Mrs. Komar explained that Resolution E on the agenda regarding an RFP for replacement of the electrical transfer station at the Sewage Treatment Plant would be taken care of through the current mechanical contract with Schultheis. Resolution E would be eliminated.

Executive Director indicated continued land bank discussions with the City and County leadership based on COVID dollars.

She thanked the volunteers on Iron Street who worked diligently last week to clean up the trail area and also thanked the volunteers who mowed and trimmed the vacant lots in the Kernville area.

Mrs. Komar requested discussion regarding approval to accept economic development plans for the nine Prospect parcels recently demolished. Ryan Kieta, local landscape architect, will be working on a gateway green space rendering for that area which was requested by the residents. The residents are requesting to acquire the properties within a reasonable location to their homes. Mr. Barbin suggested a merger subdivision. Monsignor Balta suggested that three parcels currently ready to go would be put out for RFP. Mr. Haselrig agreed with the suggestion.

Mrs. Komar reported that the Robinson Pipe Cleaning Project has been completed and the sanitary sewer upgrade project continues to be active on Fairfield Avenue in the West End. COVID dollars would be used to replace a storm line which would prolong the final restoration of the project. Monsignor Balta suggested that the repairs to the storm system be completed before the road is paved. Mrs. Komar noted a meeting with all entities involved would be held next week regarding the matter. Mr. Kakabar commented the matter is more complicated than closing out the contract with Terra Works, the contractor of record. He indicated that Quaker Sales is scheduled to do final paving the third week of August and it was suggested that Terra Works contract be terminated short of the paving.

Mr. Barbin explained there was discussion with regard to a change order to the GJWA's contract with Terra Works, and PennDOT was considering whether

or not to allow that grant money to be used in that regard. There was further discussion regarding the matter.

Mrs. Komar reported that the Hach letter has been sent with regard to the flow monitoring per Board approval.

Mr. Pasquerilla suggested the Pro Disposal container be cleaned out more often.

Mr. Pasquerilla noted he had discussion with Mr. Jacobs of Jones, Lang, LaSalle, who stated the demands for industrial searches are "incredible" and the supply is very limited. It was suggested that JRA consider a spec facility at the Industrial Park.

Mr. Pasquerilla further noted his discussion with Councilman Arnone regarding permission to get the swap.

Mr. Pasquerilla read a letter from Congressman John Joyce into the record as follows: Recently I met with Melissa Komar of the Johnstown Redevelopment Authority and was highly impressed with the work that JRA does for the community. Melissa was thorough and clear about the organization's tacticals. As you serve on the JRA Board I hope that you will communicate with my office, or Jason Berardo, about any way that I can assist you.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for a grant funding update, discussion of the June financials, GJWA reports and the Compliance Program and CCRA Grant Program.

The grant funding report listed the active grants currently in process, except for the Hornerstown Blight Elimination Project as the funds remaining there are \$181,955 after the recent receipt of a \$150,000 grant.

Resolution D on the agenda related to a four-year extension with Kotzan CPAs which would engage the company for a four-year period.

Resolution G on the agenda related to the submission of unclaimed property to the Pennsylvania Department of the Treasury for JRS customers' security deposits. She explained these customers no longer have current active accounts with the GJWA, no forwarding addresses and no outstanding balances.

Mrs. Labosky referred members to the June Financials and the GJWA Reports for further review.

She noted the office has been very active with sewer lateral loan applications and the grant applications.

With regard to the county grant, 125 applications were sent out, 27 were received back. She noted one had been denied eligibility.

Mrs. Labosky confirmed that six percent of the total grant funds can be utilized for admin costs associated with the grant program or \$21,251.28 allowable expenses over the two-year grant period.

June disbursements include: Cambria Iron, \$371,639.88; Grant Partnership Fund, \$69,377.40; Centre Town Mall, \$2,132.24; Revolving Account, \$69,377.57; JRS, \$1,270,896. Total disbursements for the month of June, \$1,783,423.09.

With regard to the JRA Sewer Lateral Program Dashboard, Mrs. Labosky noted that two are entered in and ready to go for the county DCED grant.

### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, noted previous discussion regarding the Fairfield Avenue. As Mrs. Komar noted, the Broad Street cleaning and televising by Robinson Pipe Cleaning has been completed and a debriefing report is being prepared of the findings from that portion of the project.

Work projects coordinated with PennDOT would commence on the Route 403 manhole projects on August 2, 2021, by Laurel Management.

Work continues on the Clinton Street Rehabilitation and is approximately 55 percent complete.

The Franklin Street paving in front of Conemaugh Hospital is on hold until the project is nearer completion when manhole frames and covers would be adjusted for the final paving on that street.

Mr. Kakabar noted that the Route 271 project that came to light within the last several weeks would be a PennDOT coordination project commencing near Woodmont Road in Westmont, down Menoher Boulevard, skips over Haynes Street, picks up at Bedford Street, and continues out Clinton to Maple Avenue

in Woodvale and into Park Hill in East Taylor Township. There was further discussion regarding the project.

Mr. Barbin explained this would be a case where a payment in lieu of paving to the City would make exceptional sense. Mr. Grandinetti noted that emails had been sent to the City's Public Works Director informing them of the deficiencies. Mrs. Komar suggested further discussion regarding this matter at next meeting with the City.

Progress Report No. 26 is being compiled and is due at the end of the month.

As noted by the Executive Director, the Flow Meter Program has been reactivated through discussion with the Hach Company.

Mr. Kakabar reported that electrical improvements at the Dornick Point Wastewater Treatment Plant are being considered and he would provide further details at the next meeting.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported that the third-party mechanical contractor reviewed the present electrical service and transfer system at the Treatment Plant and would provide an update with regard to the project and project costs at the next meeting.

Mike Sabo, Project Manager, Inframark, presented a proposal regarding the IUP (inter unit pumping station) replacement with the option to purchase either a new or rebuilt pump. He explained that back in 2011 four new pumps with a life expectancy of eight to nine years were installed and are currently out of warranty. He indicated that one pump has failed and three remain online. Mr. Sabo referred to information regarding price options for further discussion. He suggested that the Board consider the Ram industrial pump. There was further discussion regarding the matter.

Mr. Pasquerilla made a motion to purchase a rebuild pump in the amount of \$29,981 and a new pump in the amount of \$54,831 from RAM. 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).

Mr. Grandinetti reported that as noted in his Semi-Annual Progress Report municipalities were asked to submit their reports by July 16, 2021, and noted that thus far, 12 have responded and 5 have not.

He noted that he, Mr. Sabo, Mr. Barbin recently had a meeting to discuss the bids for the IPP and the Dornick Point sampling collection bids.

He suggested a post meeting with the Robinson Pipe Cleaning Company regarding the Broad Street project.

Mr. Grandinetti noted he is working with an individual on a land development assistance on Franklin Street for a Clean Image Power Wash business. Mr. Grandinetti stated he would be the "conduit" between that individual and the City of Johnstown through the Planning Commission and further stated he did not anticipate a need for special zoning approval for the business.

Mr. Grandinetti stated there is a resolution on the agenda regarding upgrades and renovations at the Ideal Market.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted Resolution B on the agenda related to the Consent Order and Agreement with DEP and Smith Brothers, LLC (Johnstown Hydraulics) related to the sale of 124 Iron Street.

Mr. Barbin noted Resolution D on the agenda is regarding account manager services.

He stated an eviction hearing is scheduled for tomorrow, July 21, 2021, for the squatters in some of the Prospect houses.

Mr. Barbin stated, as previously reported, the Kessing contracts have been rebid with Fairway Labs as low bidder. He reminded members of serious problems with Fairway in the past and suggested the bid of Fairway Labs be rejected and the Board move on to the next lowest bidder, Environmental Laboratories. The matter would be discussed further at the next meeting.

Mr. Barbin reported a communication from PennVEST last week regarding contract language.

Mr. Pasquerilla made a motion to ratify the actions of the Executive Director in amending the PennVEST agreement as it relates to telecommunicators. 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).

There was further discussion regarding the squatters living in Prospect properties owned by JRA.

### MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the June 15, 2021 Meeting. 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).

### 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. Haselrig made a motion to approve. 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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE OFFICERS AND STAFF TO EXECUTE AND CARRY OUT PROVISIONS OF A CONSENT ORDER AND AGREEMENT WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SMITH BROTHERS, LLC, RELATED TO THE SALE OF 124 IRON STREET.

Mr. Pasquerilla made a motion to approve. 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A PROPOSAL FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE FORMER CAMBRIA ROWE BUSINESS COLLEGE, LOCATED AT 221 CENTRAL AVENUE FROM QK ARCHITECTURE OF PITTSBURGH, PA, IN THE AMOUNT OF \$104,000.

Mr. Truscello made a motion to approve. 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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE ENGAGEMENT LETTER WITH KOTZAN CPA AND ASSOCIATES, P.C. FOR A FOUR-YEAR PERIOD.

Mr. Pasquerilla made a motion to approve. 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).

E. (Resolution eliminated).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN ACCEPTING A PROPOSAL FROM PAUL'S BG CONTRACTING, LLC OF JOHNSTOWN, PA, IN THE AMOUNT OF \$9,877.00 FOR UPGRADES/RENOVATIONS AT IDEAL MARKET.

Mr. Pasquerilla made a motion to approve. 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 GREATER JOHNSTOWN WATER AUTHORITY TO ESCHEAT FUNDS TO THE PENNSYLVANIA TREASURY FOR UNCLAIMED JRS CUSTOMER SECURITY DEPOSITS IN THE AMOUNT OF \$11,794.67.

Mr. Truscello made a motion to approve. 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).

H. 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.

Mrs. Komar provided further explanation of the resolution. She noted nothing changed other than the addition of one more room.

Mr. Pasquerilla made a motion to approve. 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).

#### NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

#### PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

#### ADJOURNMENT

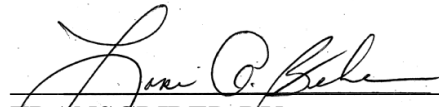
Mr. Truscello made a motion to adjourn. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

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

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

Tuesday, July 20, 2021  
Stated Meeting, continued

10 of 10

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

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