

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, September 21, 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. Babich, Mr. Haselrig, Mr. Pasquerilla,
Mr. Truscello, (5).

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

MINUTES

Members discussed corrections to the Minutes.

Mr. Truscello made a motion to approve the Minutes of the August 17, 2021 Meeting. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Haselrig, Mr. Truscello (4).
Nays: None (0).
Mr. Pasquerilla did not vote on the motion.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, had discussion with regard to Resolutions B and C on the agenda. He inquired if 1201 Bedford Street, a neighboring property, was on the judicial sale list. Mr. DeBartola stated that JRA continues to act, in his opinion, as a "quasi-real estate company violating their role in the community". He stated it was noted on the agenda that Mr. Haselrig is buying a property and asked if that was legal and suggested that a realtor appointed to the Board "to stop this."

Mr. DeBartola inquired about what happened to the Cambria Rowe business deal, telehealth and the multi-million dollar grant and why JRA continues to buy these properties.

Mr. Barbin explained that with regard to Resolution C on the agenda, the Authority is selling three properties along William Penn Avenue purchased at a tax sale earlier. He stated grant money was used to demolish these blighted buildings

and the properties were advertised individually for sale in the newspaper and bids were requested. He noted that one of the Authority's members and his wife placed a bid and were successful. Mr. Barbin further explained that this is a perfectly legal procedure to follow, and any public official could participate in open public bid.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She reported the fire training facility has been relocated to its new home on Horner Street. The \$50,000 held in escrow from the sale of 108 Iron Street was received and completes the transaction.

With regard to the City-wide demolition contract approved at last month's meeting, 2 of the 13 structures have been completed, one on Steele Street in Old Conemaugh borough and one on Harold Avenue in Oakhurst. DCED state dollars were used.

Landbank discussion continues with the City and County leadership. The City provided documentation with regard to a proposed agreement to the Authority that is available for review in the packet as an attachment to her report. Mrs. Komar requested feedback after review.

Mrs. Komar reported that the greenspace capture team continues to work on the Iron Street Trail and has recently installed two benches using grant dollars. A grant received from Southern Alleghenies for Honan Avenue is underway. Public Works has begun the overgrowth and existing fence removal. Mrs. Komar will attend a Minersville community meeting which will be held this evening at 6:00.

Bids have been received for the three properties along William Penn Avenue, and pending approval at this meeting will be brought back into taxation.

The sewer lateral program continues to be very active. There has been recent correspondence with the Cambria County Redevelopment Authority which she stated is pleased with the way JRA is overseeing the grant program for their residential laterals for communities outside of the City. Mrs. Komar stated the county authority is interested in partnering again with its next allocation for 2022.

Executive Director Komar indicated that last Thursday the 1889 Foundation and JRA went to Gibsonia to meet with a volunteer group called the Hosanna Group. She stated the group has worked on both rehab projects and new build for the last 31 years and is interested in a few properties in Johnstown that need rehabilitation work and possibly building new residential units along the gateways where blight has been eliminated.

She noted that pending approval by the Authority, a judicial sale will be held next month with interest in properties in the Cambria City neighborhood.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for discussion of grant funding updates and the annual MMO regarding the pension plan. The August financial disbursements were noted as follows: Cambria Iron Works, \$87,485.83; Grant Partnership Fund, \$46,618.38; Center Town Mall, \$7,094.11; Revolving Account, \$84,135.21; Johnstown Regional Sewage, \$2,001,113.89, total disbursements of \$2,226,447.42. GJWA and CCRA Grant Program Reports were attached.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of PennVEST 7 Fairfield Avenue Interceptor Project which he indicated is currently on hold pending the installation of new storm sewers by the City of Johnstown.

A final inspection with the USA Corps of Engineers was held yesterday allowing them to move forward with closing out their grant funding prior to the formal completion of the project.

Mr. Kakabar indicated the Route 403 (Benscreek to War Memorial) PennDOT project is now complete.

Work on the Clinton Street Project is approximately 85 percent complete with the Novaform relining.

The Franklin Street paving project is on hold pending the restoration activities by the PennDOT contractor doing work in front of the hospital.

Route 271 is a pending project for calendar year 2022.

Mr. Kakabar indicated that on the agenda was a request for proposals for routine activity of cleaning and televising Dishong Mountain Road, Cooper Avenue, as well as some minor operational problems within that gravity portion of the interceptor.

Progress Report No. 26 has been submitted and as of yet no response has been received.

Flow meters continue to be installed as they are being received from Hawk with 48 out of 70 being installed and operational.

Mr. Kakabar reported that improvements to the electrical service and emergency generator transfer switch have been authorized for the Dornick Point Wastewater Treatment Plant and is awaiting a contractor to implement the improvements.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, noted that Mr. Kakabar had already discussed projects also included in his report and referred members to the second part of his report for discussion of the switch gear proposal at the Wastewater Treatment Plant which came in under \$30,000 and the work should commence December 8, 2021.

He commended Mike Sabo and his staff at the treatment plant for actions taken during the recent storm.

Mr. Grandinetti reported that work is progressing on the façade, paving project and restoration at the Ideal Market.

He noted correspondence from the Stonycreek Township Commissioners and will provide additional information regarding that at the next meeting.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, stated the Lower Cambria matter has been resolved. The property was properly transferred back to the JRA and the transaction to Johnstown Hydraulics has been completed. He explained that JRA owns all property including the parking area next to the Center for Metal Arts. The \$50,000 due from Hanging Gardens has been received.

The sale of the Prospect property was advertised in the Johnstown Tribune Democrat. Mr. Barbin reiterated that a Board member absolutely has the right to participate in contracts with their own agency if they're publicly bid which is very clear in the State Ethics Law.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

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 CHAIRMAN AND EXECUTIVE DIRECTOR TO PURCHASE PROPERTIES IN THE CITY OF JOHNSTOWN AT THE OCTOBER 2021 JUDICIAL SALE BEING CONDUCTED BY THE CAMBRIA COUNTY TAX CLAIM BUREAU.

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. 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 SALE OF THREE (3)

PROPERTIES LOCATED ALONG WILLIAM PENN AVENUE: TAX MAP NO. 82-006.-102.000 TO SHAWN MATULA, \$300.00; NO. 82-006.-101.000 TO DENNIS SULLIVAN \$500.00; AND NO. 82-001.-114.000 TO BRUCE AND EDNITA HASELRIG \$400.00.

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. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

Abstention: Mr. Haselrig (1).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE REQUEST FOR PROPOSALS FOR CLEANING AND TELEVISIONING 30,000 LF OF THE COOPER AVENUE/DISHONG MOUNTAIN ROAD INTERCEPTOR FROM CRAMER PIKE TO ROUTE 22.

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

Monsignor Balta explained this is a portion of the approximately 40,000 linear feet and this 30,000 linear feet was basically gravity operated. The additional 10,000 feet will be reviewed at another time.

The motion passed by the following vote:

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

Nays: None (0).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, requested an update with regard to the Cambria Rowe Building and telehealth.

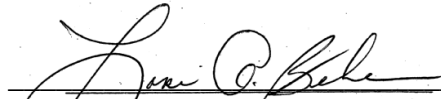
ADJOURNMENT

Mr. Babich made a motion to adjourn. 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).

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



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

BRUCE HASELRIG,
SECRETARY