

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, October 19, 2021

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Monsignor Balta called the meeting to order at 12:07 p.m. The Pledge of Allegiance was recited. Monsignor Balta offered the invocation.

An Executive Session regarding potential litigation was held at 11:57 a.m. prior to the start of the meeting.

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; Michelle Cheche, Office Administrator; and Michael Grandinetti, Maintenance and Operations Manager.

MINUTES

Mr. Babich made a motion to approve the Minutes of the September 21, 2021 Meeting. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She reported that Leckey Demolition has completed 8 of 13 city-wide demolition projects utilizing DCED dollars. Mrs. Komar noted JRA's

partnership with the City of Johnstown for 3 commercial demolitions, and asbestos surveys are scheduled for those properties. The demolitions include the King Furniture on Railroad Street, the Roberts Pub on Main Street beside Walnut Medical and beside the uniform shop on Fairfield Avenue in the West End.

Six properties in Hornerstown and the Central Business District have all applied for and received façade funds through the Community Foundation Grant.

She noted that Mr. Truscello provided comments regarding the land bank agreement presented last month to JRA and that he would be willing as the Authority's representative to further discuss the matter with the City regarding that matter. City Council hopes to adopt the agreement at next month's Council meeting with the first disbursement to the City from the land bank on December 1st, 2021. Mrs. Komar and Monsignor will attend the registration at the courthouse to register for the property of interest in the Cambria City neighborhood.

Executive Director Komar commented that the grant received by the Southern Alleghenies for the Honan Avenue project was underway, and Public Works had removed the overgrowth and fencing at the Minersville Playground. JRA ordered the benches and fountain for the project.

Mrs. Komar reported that the sewer lateral program continues to be very active, and the Cambria County Redevelopment Authority is interested in providing future funding for grant residents lateral assistance.

The 1889 Foundation and JRA met with the Hosanna Group from Gibsonia, PA, to tour a few homes the group is interested in once a grant is received from 1889.

The Executive Director reported the October 21, 2021 final walkthrough with DEP with regard to the final Act 2 clearance for the remaining portion of Iron Street has been changed to the 26th. Authority members were asked to participate.

Mrs. Komar answered questions by Authority members. She noted that Telehealth at the former Cambria Rowe Building has hired local employees one of which has reached out to area physicians to partner on the for-profit side of the business. The \$500,000 cap on the state level is currently with the Governor's action team for review.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted Resolution B on the agenda refers to auditing services.

The GJWA reports and the 2022 draft budgets for JRS and JRA were provided for review.

Ms. Labosky commented that the Compliance Program is currently very "fast paced". 1,480 applications have been sent out since the start of the program, with approximately 700 completed and back to JRA. There are 81 active properties in process. Almost 100 have participated in the city grant program, 16 are currently active with the county grant and nearly 60 homeowners continue to satisfy mortgages and pay off sewer lateral loans.

Ms. Labosky referred to her report for discussion of the September financial disbursements as follows: Cambria Iron Works, \$59,049.84; Grant Partnership Fund, \$19,989.00; Center Town Mall, \$8,976.54; Revolving Account, \$85,580.05; Johnstown Regional Sewage, \$992,695.67, total disbursements of \$1,166,291.10.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of the PennVEST 7 Fairfield Avenue Interceptor Project which he noted base repairs have been completed by the contractor in anticipation of the winter season.

A final reimbursement has been received from the USA Corps of Engineers and deposited into the Authority's account.

Work on the Clinton Street Project is approximately 85 percent complete with the Novaform relining continuing and should be completed within the next month.

No update regarding the Franklin Street paving project and Route 271 project for calendar year 2022.

Mr. Kakabar indicated RFPs have been solicited for the Dishong Mountain Road/Cooper Avenue interceptor and will be reviewed at the next meeting.

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

Flow meters continue to be installed. All equipment has been received from Hawk and installation will continue to occur as they arrive.

Mr. Kakabar reported that the Annual Engineers Report and Budget has been submitted to the reporting agency of the trustee within the last month

He awaits the contractor to complete electrical work with regard to the emergency generator transfer switch at the Dornick Point Wastewater Treatment Plant.

SEWAGE OPERATIONS REPORT

Authority members were referred to Michael Grandinetti's Maintenance and Operations Report for further review.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported that deed corrections have been finished up at Lower Cambria regarding the mortgages and satisfactions for the loan program for the past month. The Johnstown Hydraulics has a deed and has equipment on the site.

Mr. Barbin had discussion regarding the AWWA numbers for existing sludge disposal which he presented in a chart for review. He indicated that JRA's costs to handle a ton of rock sludge before it is treated. Altoona's cost are very close to each other and it would cost the Authority approximately \$20,000 more per year. Mr. Barbin stated, for the record, that the numbers do not show a benefit to our customers, which would justify a long-term contract with Altoona, not knowing what is happening with gasoline prices and transportation costs. Mr. Barbin suggested that he be given authorization to inform Altoona that JRA is not interested. There was further discussion regarding the matter.

Mr. Truscello made a motion authorizing Mr. Barbin to contact AWWA indicating that JRA is not interested in a contract regarding sludge disposal. 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).

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Pasquerilla 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. Babich made a motion to approve. 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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE REQUESTS FOR PROPOSALS FOR INDEPENDENT AUDITING SERVICES FOR THE YEARS 2021, 2022, 2023.

Mr. Haselrig 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A SERVICE AGREEMENT WITH CENTRISYS CENTRIFUGE SYSTEM IN THE AMOUNT OF \$16,000.00.

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

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

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Mr. Truscello (5).
Nays: None (0).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Truscello thanked Mrs. Komar for actively pursuing demolition projects.

Monsignor Balta referred to the draft budget and JRA's exit plan for consent orders for further discussion.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:41 p.m.



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

BRUCE HASELRIG,
SECRETARY