

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, December 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 12:10 p.m. The Pledge of Allegiance was recited. Monsignor Balta offered the invocation.

An Executive Session regarding personnel matters was held at 11:52 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. Truscillo (5).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; Cheryl Labosky, Finance Director; Chris Kurchak; Michael Sabo; and Shannon Kester were also present.

MINUTES

Mr. Babich made a motion to approve the Minutes of the October 19, 2021 Regular Meeting and the November 16, 2021 Workshop. The motion was seconded by Mr. Haselrig and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, addressed three agenda items, including concerns about the creation of a land bank, the former Cambria Rowe Business College being used for telehealth, and the JRA Board of Directors. He stated a phone call to the Cambria County Elections Office confirmed that Mr. Babich was no longer a registered voter in Cambria County and asked that he announce his resignation. Mr. DeBartola will be filing a complaint if his concern regarding Mr. Babich is not addressed.

Mr. Barbin explained for the record that the Urban Redevelopment Law does not have a residency or elector recruitment clause in it but requires that a person appointed to the Board be either a resident, a person who owns a business in the city or a person who owns property in the city. As long as any one of the

three criteria is met, there is no exclusion of people who have an official residence out of state.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She reported work continues on the original contract for the first \$200,000 for demolition and three properties remain on that contract. She noted two demolition contracts on the agenda for approval. The DCED dollars received for the 3 commercial buildings will be bid one at a time and one of the properties does have asbestos. The King Furniture Building on Adams Street is the contract on the agenda for Board approval.

She noted façade dollars were presented to businesses from the CFA grant and that 8 other façade grants were received and approved.

Mrs. Komar indicated the county did approve the land bank. Mr. Barbin worked with the City Solicitor with regard to the agreement. She and Mr. Truscello worked through some questions. She stated the City will fund the first \$50,000 in January. The property acquired at the land bank is 324 Chestnut Street.

She reported on the sewer lateral program, including work completed up to this point and applications received, and suggested that the project be paused to catch up on the 240 applications that were received over the last couple months but would still like to continue to process the grants. She indicated that thus far \$1.5 million has been invested in the program. There was further discussion.

Mr. Barbin noted that the GJWA voted at its last meeting that anybody under contract for sewer work would have the surcharge deferred for a year.

Mr. Truscello made a motion to suspend the sewer lateral loan program with the exception of grant only applications. 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).

The Executive Director provided an update with regard to telehealth. She indicated JRA did receive \$500,000, which is the final piece of the state and federal funds, and notified RCAP that pending Board approval, JRA would be willing to move forward and sign the grant agreement. There would be discussion afterwards to discuss what money would be leveraged at what point between the state and federal dollars.

Mr. Pasquerilla commented for the record that JRA is a quasi-public real estate company and is "recycling dollars" to get more property back into taxation.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for an update of grant funding, the GJWA reports and the 2022 JRS and JRA budgets. She indicated that Resolution F on the agenda pertains to the auditing services of Young, Oakes, Brown and Company.

Ms. Labosky referred to her report for discussion of the November financial disbursements as follows: Cambria Iron Works, \$6,547.58; Grant Partnership Fund, \$80,422.74; Center Town Mall, \$8,071.74; Revolving Account, \$75,337.03; Johnstown Regional Sewage, \$627,019.15, total disbursements of \$791,397.24.

Ms. Labosky and Mrs. Komar a scheduled conference call with S&T Global, the company that does the rating.

She reported two properties were completed under the Cambria County grant program and the first reimbursement was received.

SANITARY SEWER OVERFLOW REPORT

Members were referred to the report included in the agenda.

SEWAGE OPERATIONS REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of the Fairfield Avenue Interceptor Project, which he noted had been paused. He stated a change order for a 295-day extension needed to be recognized so that any outstanding work could be completed next year as part of the final work associated with the Fairfield Project after the City completes its storm line installation. He explained that the change order in the Minutes was not the

one requested to be signed due to a mathematical error. The change order is \$1.995 million as opposed to \$1.84 million presented in the package.

Mr. Truscello made a motion to approve Change Order No. 5 dated October 27, 2021. 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).

Mr. Kakabar reported that work on the Clinton Street Project continues as the last segment is being relined. Special operations were necessary to control the groundwater leaking in the pipe at that location

There was no update regarding the Franklin Street and Route 271 paving projects.

Mr. Kakabar indicated two proposals were received for the Dishong Mountain Road/Cooper Avenue interceptor cleaning and televising, and recommended Utility Services Group (USG) be awarded the contract, which includes traffic control but does not include the force main. Mr. Kakabar stated it was his belief the force main was adequate at this time.

A Progress Report will be due by the end of January 2022, so reminder letters were being sent to member municipalities.

He stated 66 of 67 flow meters were installed, but one West Taylor site remained to be installed due to debris on the bottom, which should be the responsibility of that township. Mrs. Komar spoke to one of the road crew regarding the matter and asked that one of the supervisors contact JRA regarding the matter. There was further discussion.

Mr. Kakabar reported that user names and passwords were being coordinated with all of the member systems. A report will be presented in April or May regarding the meter program. Mr. Barbin noted working on a rough draft of a policy requiring contributory municipalities to meter. There was further discussion.

Mr. Kakabar noted Resolution K on the agenda related to approval of the installation of 2 return activated sludge pumps and 1 utility water pump by Schultheis Electric at the Wastewater Treatment Plant.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported on recently preparing the deeds for properties sold in Prospect and Kernville and reviewed the auditor proposals with Mrs. Komar.

He stated a virtual Executive Session was held with DEP to discuss the consent order and any changes. Even though he was not able to achieve some goals that JRA wanted to achieve, an extension of time for compliance to December 2022 was offered, which will give the Authority an extra year beyond that. They also offered during that meeting to provide a longer extension to JRA's compliance, which would push back two potential fines from \$1,000 to \$10,000 per month and alleviate the \$500 a day fine any time there was violation of the consent order. Mr. Barbin asked members if they wanted the additional year to December 2024 or three additional years until December 2025 and the consent order could be modified, if necessary. There was discussion regarding the sealing of the SSOs and agreements signed by member municipalities, which were not in compliance.

Mr. Pasquerilla noted for the record that the Authority should accept the longer extension as offered. There would be further discussion at the next meeting regarding the consent agreement.

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. 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 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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN FIXING A PROPOSED SCHEDULE OF REGULAR MEETINGS FOR 2022 AND AUTHORIZING THE ADVERTISEMENT OF SAME AS REQUIRED BY THE SUNSHINE LAW.

Mr. Haselrig 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).

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN EXTENSION OF THE CONTRACT WITH THE AUTHORITY'S LEGAL COUNSEL THRU DECEMBER 31, 2022.

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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A BUDGET FOR OPERATION OF THE JOHNSTOWN REGIONAL SEWAGE SYSTEM FOR FISCAL YEAR 2022.

Mr. Haselrig 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 APPROVING AN ADMINISTRATIVE BUDGET FOR THE FISCAL YEAR 2022.

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

Mr. Babich proposed an amendment to the salary line of the budget to increase the Executive Director's salary \$15,000 per year, the Finance Director's salary \$9,000 per year, and a 4 percent pay increase to all other employees.

Mr. Pasquerilla made a motion to approve the amendment. 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).

Mr. Pasquerilla made a motion to approve the budget as amended. 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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A PROPOSAL FOR INDEPENDENT AUDITING SERVICES FROM THE FIRM OF YOUNG, OAKES, BROWN & COMPANY, P.C. FOR THE YEARS 2021, 2022 AND 2023.

Mr. Pasquerilla made a motion to approve the budget as amended. 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).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF FY 2021-3 DEMOLITION CONTRACT TO LECKEY'S DEMOLITION OF JOHNSTOWN, PA IN THE AMOUNT OF \$46,100.00 FOR DEMOLITION OF SIX (6) PROPERTIES AS ADVERTISED.

Mr. Babich made a motion to approve the budget as amended. 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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF FY 2021-4 DEMOLITION CONTRACT TO G&R EXCAVATING OF TYRONE, PA IN THE AMOUNT OF \$54,900.00 FOR DEMOLITION OF ONE (1) COMMERCIAL PROPERTY AS ADVERTISED.

Mr. Babich made a motion to approve the budget as amended. 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).

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN ACCEPTING THE DESIGNATION BY THE CITY OF JOHNSTOWN AS A LAND BANK FOR PROPERTIES WITHIN THE CITY OF JOHNSTOWN AND ADOPTING POLICIES GOVERNING ITS ACTIONS AS A LAND BANK.

Mr. Pasquerilla made a motion to approve the budget as amended. 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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AUTHORITY TO ACCEPT A GRANT FROM THE PENNSYLVANIA OFFICE OF THE BUDGET UNDER THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RE: TELEHEALTH).

Mr. Pasquerilla made a motion to approve the budget as amended. 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).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD TO SCHULTHEIS ELECTRIC, INC. FOR THE INSTALLATION OF TWO (2) RETURN ACTIVATED SLUDGE PUMPS (RAS) AND ONE (1) WATER DISCHARGE PUMP AT THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Mr. Haselrig made a motion to approve the budget as amended. 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).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2021-CCTV-1-WEST TAYLOR TOWNSHIP/DISHONG MOUNTAIN ROAD INTERCEPTOR CCTV PROJECT TO UTILITY SERVICES GROUP (USG) OF CAMP HILL, PA.

Mr. Truscello made a motion to approve the budget as amended. 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, commented on the "massive pay raises" given to the Executive Director and other staff members when a large majority of Johnstown residents are living in poverty.

It was noted that \$15,000 was approved for the Executive Director, \$9,000 to the Finance Director, and 4 percent across the board to all others.

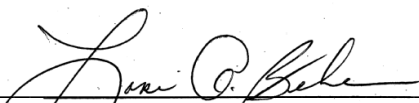
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ADJOURNMENT

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

There being no further business, the meeting was adjourned at 1:17 p.m.



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

BRUCE HASELRIG,
SECRETARY