

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, March 15, 2022

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 a.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, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (via telephone) (5).

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

MINUTES

Mr. Haselrig made a motion to approve the Minutes of the February 15, 2022 Regular Meeting. The motion was seconded by Ms. Huchel and passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, 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 demolition and façade continue in Old Conemaugh Borough and Hornerstown.

She reported that JRA advertised for proposals for a sewer rate and fiscal management study. A response received from Herbert, Rowland and Grubic was emailed to members Friday last week. She noted that feedback was received from some Board members interested in having a meeting with the

group. Mrs. Komar inquired if the meeting would be with the full Board or just a few members interested in taking the time to meet with them. After discussion, members decided to hold a workshop regarding the matter.

Mrs. Komar reported the sewer lateral program continues and notification was received from the City that they would allocate the \$1 million towards the program for the City residents. She noted the program would be reopened for City residents in May, and the City would provide the agreement, which would then be reviewed by Mr. Barbin.

The local share grant, which members became aware of at last month's meeting, was recently submitted. The application included a \$1 million ask for utilities and future road expansion for the Urban Industrial Park.

Mrs. Komar noted that the Hosanna Project to stabilize homes is ongoing. Approximately 12 houses are currently being addressed. She stated the City is also in the process of allocating \$2 million for the housing repair program as well and is interested in submitting an intergovernmental agreement for JRA to administer as well. Mrs. Komar noted that the City is also interested in doing a blitz build that would be a new build in the City whereby contractors would take care of the foundation and run utilities to get the project started and then the volunteers would build a new home. There was further discussion.

Executive Director Komar reported that a workshop was held last week with regard to Telehealth and the Center for Metal Arts. Discussions continue with CMA regarding completion of the master lease.

She noted continued discussions with the State Theater group regarding the successes that they've seen as far as community engagement over the last year and Johnstown Industrial Development Corporation (JIDC) and the City. Mr. Barbin prepared a generic agreement for moving forward to stabilize the project to be able to get to a point where it could comfortably be given to the nonprofit in five years. There was further discussion.

Mrs. Komar reported that with increases due to the leachate, the numbers per gallon of leachate last year compared to this year has increased two million gallons.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for further discussion.

She reported that last month she had sent an RFP to seven different insurance companies for property and general liability. A.J. Gallagher was the low bidder with numbers comparable to last year with no significant increase in cost.

She noted that Resolution A on today's agenda acknowledges the PA One Call law and supporting April as National Awareness Month.

Resolution B on the agenda relates to the excess maintenance agreement with Brush Valley, which correlates with the letter of credit approval last month.

Ms. Labosky reported the sewer lateral program was ongoing, and she is working with Renee Daly at the County for future funding to continue the program.

She reported 72 loans were satisfied.

The GJWA reports and February financials are attached for review.

February financial disbursements were as follows: Cambria Iron Works, \$3,911.79; Grant Partnership Fund, \$20,673.13; Center Town Mall, \$2,163.15; Revolving Account, \$136,800.16; Johnstown Regional Sewage, \$1,228,865.44, for total disbursements of \$1,392,413.67.

Ms. Labosky noted a large portion of the JRS expense was for the Clinton Street project, which is almost finished. The Board approved the purchase of a pump, which was resolved.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of PennVEST#7, Fairfield Avenue, wherein he noted no change on the Authority side but stated construction would begin within the next 30 days on the City's portion of the storm sewer. Paving would be done in July or August when the project is completed.

With regard to the interceptor maintenance projects, he also reported the Clinton Street is wrapping up and final restoration would be done once weather permits. No change on the Franklin Street and Route 217 PennDOT paving projects.

The Hershberger Road project has been expanded to include a portion of Franklin Street between Vine and Franklin Streets as well as Washington

Street from Bedford to Johns Streets. Clearances have been filed for that project.

Progress Report #27 was submitted and no comments have been received yet.

The flow monitoring program is ongoing.

Chapter 94 is in progress for submission by the end of the month.

Assistance continues as necessary on the Dornick Point Wastewater Treatment Plant.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred to his report for further discussion. He reviewed monthly meetings with the staff at the Dornick Point Wastewater Treatment Plant, which includes current proposed upgrades.

Monthly meetings have been implemented with EADS to discuss current and proposed projects as well as change orders.

He noted the flow meters are scheduled to be removed the end of April. He inquired if notices should be sent to municipalities regarding the matter. Monsignor Balta explained that this was an obligation imposed by DEP that has been fulfilled and the contract expired. Monsignor suggested no action be taken on the matter.

Mr. Grandinetti and Attorney Barbin will conduct a Leisure Village review.

He noted the sewer lateral program continues.

He reiterated Mrs. Komar's report regarding a meeting with the City Manager and the increases due to the leachate.

Attorney Barbin explained that JRA bills Leisure Village based on a number supplied a while back and apparently trailers went out and \$79,000 may have been overcharged. He stated a meeting was held to determine an accurate number of units vacant. There would be a review of outstanding bills and the amount owed.

Mr. Grandinetti noted there is some conflicting information and a current snapshot was provided of what is located on the premises now, which will be compared to the past to come to a solution.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, prepared a rough draft of an agreement regarding the State Theater.

He was in the process of finishing the Act 2 certifications for the remainder of Lower Cambria, which includes Johnstown Hydraulics and the Center for Metal Arts.

Mr. Barbin stated all deeds authorized by JRA were completed. He noted a major amount of his work monthly was loan mortgages and mortgage satisfactions.

He reviewed the Brush Valley Excess Maintenance Agreement and noted it was a good agreement.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).
Nays: None (0).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN SUPPORTING "PENNSYLVANIA SAFE DIGGING MONTH" PA ONE CALL, CELEBRATING 50 YEARS OF CONTINUOUS SERVICE.

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

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN EXCESS MAINTENANCE AGREEMENT WITH BRUSH VALLEY TOWNSHIP.

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, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).
Nays: None (0).

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

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).
Nays: None (0).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla inquired if the bid on insurance should be approved. Ms. Labosky will prepare a packet of comparables to what A.J. Gallagher had offered.

Mr. Pasquerilla made a motion to add the matter onto the agenda. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).
Nays: None (0).

Mr. Pasquerilla made a motion to renew all insurance policies with A.J. Gallagher based on their proposal received. The motion was seconded by Mr. Haselrig

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

Abstention: Ms. Huchel (1) abstained as an employee of A.J. Gallagher.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, wondered when the meeting would return to an in-person meeting as it was hard to hear online.

He inquired what the acronym JIDC stands for.

He noted his previous concern about JRA operating as a quasi-real estate company. With the bond issue dropping and JRA forcing rate increases at the last several meeting he questioned why the Authority is "continuing business as usual".

Mr. DeBartola commented that at the workshop he believes Mr. Barbin stated if the deal fell through with Metal Arts. In the past, \$420,000 was spent by JRA to keep Hanging Gardens in business. He inquired as to the status of Hanging Gardens.

He stated an individual was quoted as saying the Center for Metal Arts may not bring promised jobs. He wondered if the purchase of the Walnut Street property was a gamble.

Mr. DeBartola noted it was announced at the City Council meeting 54 percent compliance with sewer work and inquired if there are any additional plans to help the people.

With regard to the vote added onto the agenda, Mr. DeBartola commented that it was the second time in three months he heard Ms. Huchel abstain over Gallagher Insurance when she had only been on Council for three months, that he questioned.

He stated Revitalize Johnstown would be hosting a public hearing on April 14th, 2022, at Vision 2025 and invited members "to come and listen." He invited Monsignor to come say a prayer. Monsignor agreed to attend to gain insight if he would be welcomed to attend.

Mrs. Komar clarified that JIDC is an acronym for Johnstown Industrial Development Corporation.

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:31 p.m.

Tuesday, March 15, 2022
Stated Meeting, continued

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



BRUCE HASELRIG,
SECRETARY