

JOHNSTOWN REDEVELOPMENT AUTHORITY
WORKSHOP MINUTES
Monday, March 7, 2022

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Mark Pasquerilla, Vice Chairman, called the meeting to order at 9:30 a.m. The Pledge of Allegiance was recited. A moment of silence was held for peace in the Ukraine.

The following members of the Authority were present for roll call:

Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscillo (via telephone) (4).
Absent: Monsignor Balta (1).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director, were also present.

UPDATE-TELEHEALTH

Michael Brueggman, Anthony Horbal, Apryle and Vickie from One Health Solutions were present to provide a telehealth update.

Mr. Horbal noted continued interest in the Cambria Rowe Building as a potential customer for the building and will remain a potential customer. He noted that hundreds of thousands of dollars including payment to two lobbying firms, engineering costs and time have been expended. The mission started when Trump was president and OHS continues to be in contact with subordinate people of Mrs. Manchin.

It was noted that historically, the building was built in 1926 and was headquarters for National Radiator and is a pretty art deco building. Mr. Horbal stated Michele Beener and the Buchanan Ingersoll law firm were hired, along with the Cassidy Firm, and nobody had come up with a meaningful contract. He noted a small contract in Fayette County that was \$900,000 over three years, and according to calculations, \$5 million will be lost in those years. Mr. Horbal called it a "losing proposition, but we haven't given up."

Mr. Horbal reported, due to COVID, 25 percent of doctor visits are taking place via telehealth, and the number is expected to grow.

Mr. Horbal commented that they want to give back by saving an important building in the community and create jobs.

Mr. Horbal stated it was important to note that the Horbal family paid the utilities and rent out of pocket, and yet, the building had yet to be under renovation. He asked that JRA continue to allow them to "play this out."

The company is also interested in exploring substance abuse disorder and diabetes.

There was further discussion regarding sufficient staffing and an estimated start-up time frame. Mr. Horbal reiterated that they "remain committed, want to renovate the building and create jobs." He hopes to "get something to break in the next three or four months."

Mrs. Komar thanked Mr. Horbal and staff for the update and stated JRA is moving forward with Clinton's contract regarding drawings needed for the business plan. She just wanted to get Board approval to continue based on this discussion.

Mr. Horbal stated he would be in Johnstown on Thursday, March 10, 2022, for a church meeting at Christ the Saviour Cathedral on Garfield Street and could meet face to face if so desired. He asked for any contacts with agencies, state or federal, or Mrs. Manchin.

CENTER FOR METAL ARTS

Mrs. Komar noted that she and Mr. Barbin had recently met with the Executive Director and Chair of the Center for Metal Arts who stated their main goal is to create a campus-type environment. The Center would like to add a jewelry making, metal smithing portion, cafeteria and sitting space outside to create more of a college campus setting. Mr. Barbin had concerns based on the time frames of grants and the dollar amounts that they're willing to pay. Mrs. Komar indicated that the Center would like to eliminate some of the monthly fees accrued to the JRA.

Attorney Vigna, Counsel for the Center, and Mr. Barbin could propose a true master lease for all of the parcels rather than the current individual ones. The class building at 106 Iron Street is \$1,500 monthly. The Blacksmith Shop, which is used minimally, is \$10 monthly. 102 Iron Street had a temporary lease. The Center pays all utilities plus \$50 monthly.

Mrs. Komar referred members to the proposed master lease for review of monthly rental fees. She noted the rectory on Broad Street is used for student housing. She asked for discussion about the willingness of the Authority as far as a time frame and dollar amount. There was further discussion regarding the time frame. Mr. Barbin requested a letter from ARC or RCAP stating that a 30-year lease was necessary but instead a letter from the Center's consultant was received, which stated it needed to be a 30-year lease.

Mr. Barbin discussed square footage with Monsignor Balta earlier. He noted the carpenter shop, 106 Iron, is 10,000 square feet on the first floor and approximately 7,000 square feet on the second floor. The blacksmith is close to 11,000 square feet. The mechanical office building is 2,500 square feet on the first and second floor, for a total of 33,000 square feet, or 95 cents a square foot per year for rent, which Monsignor felt was too low.

Monsignor was also concerned about the jobs. Mr. Barbin explained it was an educational facility and not geared for jobs. There was further discussion regarding the jobs concern.

Mrs. Komar asked for guidance from members with regard to a master lease, whether it should be based on a square foot dollar amount or grants to the structures. There was additional discussion regarding the lease time frame and rent. Mrs. Komar stated the current rent was based on CMA's proposal to the Authority during the time of the proposed master lease.

Mr. Barbin opined that a 25-year lease with rent renegotiation after 10 years was reasonable and will prepare a master lease based on that as well as ideas given by members during this discussion.

It was suggested by Mrs. Komar that there needs to be discussion and written language as to who had the authority to determine what types of events take place at the CMA. She noted that the old historic tools were shrink-wrapped and moved to storage at Korns to be cleaned.

ADJOURNMENT

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

Yeas: Ms. Huchel, Mr. Pasquerilla, Mr. Haselrig, Mr. Truscello (4).

Nays: None (0).

There being no further business, the meeting was adjourned at 10:28 a.m.



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BRUCE HASELRIG,
SECRETARY