

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, April 19, 2022

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. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (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. Pasquerilla made a motion to approve the Minutes of the March 7, 2022 Workshop, March 15, 2022 Regular Meeting and April 11, 2022 Workshop. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

Abstention: Ms. Huchel (1) noting she did not attend the March 15, 2022 meeting.

PRESENTATION:

Patrick Quinn, Executive Director, Center for Metal Arts, presented before the Authority to discuss plans for the organization going forward. He thanked Mrs. Komar and the JRA Board of Directors, as well as Richard Burkert and JAHA, for understanding CMA's mission in Johnstown as well as the Community Foundation for their assistance.

Mr. Quinn noted that January of 2022 marks the fifth successful year in Johnstown hosting students and visitors from as far as Germany, Finland and Ireland. CMA and Johnstown are creating an international destination for artists, crafts people interested in forging, metal working, industry, historic preservation and education.

Mr. Quinn talked about the variety of different programs offered by CMA, and residencies are entirely scholarship funded. He discussed the various workshops being offered. He noted the first forging conference was successfully held September of 2021, which featured demonstrators using

restored facilities and large-scale tools in an octagon smith shop. Tours of CMA were offered, as well as visits to the Flood Museum, Heritage Center, Inclined Plane and local restaurants.

Mr. Quinn noted programs that would be taught in collaboration with the Penn Highlands Community College. Slides were presented highlighting the different spaces within the Center.

A grant in the amount of \$80,000 from the Allegheny Foundation was recently awarded to the Center for the restoration of two more historic hammers, making all functional once again.

Mr. Quinn noted a student café in the old guard house is a current project and will also be open to the general public.

Mr. Quinn introduced Bob Meeder, present via telephone, of the Not-for-Profit Pittsburgh Gateways, CMA's partner of the Lower Works campus facility. He noted that Mr. Meeder and his team had taken the lead in the process of planning, budgeting and raising necessary funds for CMA's campus development and expansion.

Mr. Meeder introduced team member Sharon Place, who he noted dealt with all the details regarding CMA's campus facility. He also thanked Mrs. Komar for her flexible participation through the process.

Mr. Meeder noted funding received by the Economic Development Administration (EDA) and discussed other funding sources to rehab the pattern shop, the black smith shop and administration building. Mr. Meeder urged the CMA and JRA to complete the process of lease agreements within the next few months as construction will start in September with the pattern shop as first priority. Members had questions and comments. Mr. Barbin stated he would like to review lease language.

Mr. Quinn noted a minimum of 14 to 16 full-time position at CMA over the next few years.

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 local foundation dollars were being utilized in Old Conemaugh Borough and Ferndale, and the first reimbursement was received from DCED for demolition of property on Adams Street. She noted bids were opened this morning for demolition of 92 Fairfield Avenue, and Marsh Contracting was the low number. The City has begun work in the Prospect neighborhood.

Mrs. Komar stated JRA had advertised and received the rate and fiscal management study, and based on a workshop held, Herbert, Rowland and Grubic were able to decrease the cost down to \$64,500. A resolution on today's agenda is regarding the matter.

She reported that the sewer lateral program continues to be active, and the City had provided an intergovernmental agreement to JRA with regard to the \$1 million it is providing towards the program. The matter will be presented at next month's meeting and then brought back to JRA.

Mrs. Komar indicated the RFP for billing was advertised Friday of last week, and the current contract expires in October which should allow enough time.

She reported that the Hosanna Project continues to stabilize homes and assist homeowners. Members were invited to view the property at 724 Menoher Boulevard currently being remodeled. Mrs. Komar noted the City has allocated \$2 million towards continued housing repairs for City residents.

A lease agreement on the agenda relates to the Johnstown Symphony, which is interested in locating to 416 Main Street in the last area of office space and is hoping for a June 1st, 2022 move in date.

Also on the agenda is a small scale lease for the Hosanna group for the residential home in Kernville.

In response to a question by Mr. Pasquerilla regarding Johnstown Capital, Mrs. Komar explained that it is a development group from New Jersey which has acquired numerous properties in the Central Business District and is working

to bring new businesses from their hometown into Johnstown. There was further discussion.

Mr. Barbin and members had discussion with regard to Section Eight housing and outside investment.

FINANCE DIRECTOR'S REPORT

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

She reported that a letter from the Army Corps of Engineers was recently received regarding the Fairfield Avenue project.

She noted that effective March 21, the Cambria Redevelopment Authority grant was expanded to \$600 per property income eligible for residents outside of the City.

2021 year-end items and adjustments have been wrapped up. Young, Oakes and Brown will start the 2021 audits early next month.

Ms. Labosky referred to the dashboard attached to her report for discussion of DCED grants, City of Johnstown grant totals.

A total of 420 properties have been completed. The average lateral loan for property is \$4,549 and 72 compliance loans have been satisfied.

The March financials are attached for review as follows: Cambria Iron Works, \$5,987.53; Grant Partnership Fund, \$44,011.87; Center Town Mall, \$10,927.70; Revolving Account, \$70,052.14; Johnstown Regional Sewage, \$955,598.30, for total disbursements of \$1,086,577.84.

Mr. Truscello requested that the graphics focus on Greater Johnstown and other areas in Cambria County only. He also suggested that some type of aging report be included in the information.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, noted no changes with regard to the Fairfield Avenue project and none are expected until July or August when paving would finish out the project.

With regard to the interceptor maintenance projects, he reported that the Clinton Street project is being wrapped up. He indicated no change on the

Franklin Street PennDOT paving project but stated the Route 271 PennDOT paving project was awarded, and the Clinton Street portion of the project is scheduled for the second phase which is next year.

The Hershberger Road, Franklin and Washington Street project will be let later this spring.

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

The flow monitoring program will come to completion at the end of this month. The SSO meter at Laurel Run may be retained for continued metering.

Mr. Kakabar noted the Chapter 94 report has been submitted and is under review by the department.

There are currently no active projects at 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 and also with Mr. Kakabar from EADS. He indicated that a lot of planned activity is being pushed back to 2023 and 2024 but concerns continue to be addressed.

Flow meters will be removed the first two weeks of May.

Mr. Grandinetti discussed JRA's involvement in the Hershberger Road resurfacing project.

He stated the sewer lateral program continues and as previously mentioned the Cambria County Redevelopment has been approved for all communities outside of the City of Johnstown.

He noted a meeting would be held tomorrow with Feeder Canal representatives regarding expansion of off-street parking.

Mr. Grandinetti reported a recent meeting was held with the engineering firm who reviewed the Iron Street Bridge and talked about completing minor maintenance issues associated with the bridge when necessary. There was discussion regarding the traffic light on Iron Street.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted he reviews mortgages with the sewer loan program regularly with the Executive Director.

Mr. Barbin noted he has reviewed the Linde liquid oxygen contract on today's agenda. He also reviewed the lease with Hosanna as well as the bids for the 92 Fairfield Avenue demolition project which he stated were all in order.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH THE JOHNSTOWN SYMPHONY ORCHESTRA FOR OFFICE SPACE LOCATED AT 414-418 MAIN STREET, JOHNSTOWN, PA.

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. Truscello (4).

Nays: None (0).

Abstention: Mr. Pasquerilla (1) is a member of the Johnstown Symphony Board.

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH HOSANNA INDUSTRIES OF ROCHESTER, PA FOR THE PROPERTY LOCATED AT 722 SHERMAN STREET, JOHNSTOWN, PA.

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

Monsignor commented that their board meeting was canceled and they were not able to approve but that he would like to proceed with the resolution.

The motion 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 ACCEPTING A PROPOSAL FROM HERBERT, ROWLAND AND GRUBIC, INC. OF STATE COLLEGE, PA, TO PERFORM A SEWER RATE AND FISCAL MANAGEMENT STUDY IN THE AMOUNT NOT TO EXCEED \$64,500.00 PLUS REIMBURSABLES.

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

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

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ONE-YEAR EXTENSION OF CONTRACT NO. 2019-WWTP-1 TO LINDE, INC. FOR THE BULK PURCHASE OF LIQUID OXYGEN FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

E. 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 motion was seconded by Mr. Truscello and passed by the following vote:

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

F. A RESOLUTION OF THE REDEVELOPMENT OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF JRA FY 2022-1 DEMOLITION CONTRACT TO MARSH CONTRACTING, LLC, INDIANA, PA, IN THE AMOUNT OF \$49,000 FOR DEMOLITION OF ONE (1) COMMERCIAL PROPERTY LOCATED AT 92 FAIRFIELD AVENUE AS ADVERTISED.

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

There was discussion regarding this contractor which Mrs. Komar noted was previously a subcontractor for Earth Movers but had since opened his own company.

The motion passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscillo (5).

Nays: None (0).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Monsignor Balta requested that a decision be made every two months as to whether to continue meetings in person or return to virtual.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, noted that a Right to Know Request was recently filed by Representative Frank Burns regarding Mike Tedesco who is working with the state on housing Afghan (sic) refugees in Johnstown under one landlord, Johnstown Capital Partners. Mr. DeBartola inquired why one landlord not even from the area would be given the opportunity to house the refugees when no one else was not even aware the project was going on. He inquired what involvement JRA has with the Johnstown Capital Partners and filed a Right to Know Request regarding the matter. He noted that questions by Mr. Pasquerilla to Mr. Barbin made the matter appear "dirty and corrupt," and both Mr. Pasquerilla and Mrs. Komar either resign from the Vision 2025 Board or JRA.

Mr. Barbin and members had further discussion regarding the matter.

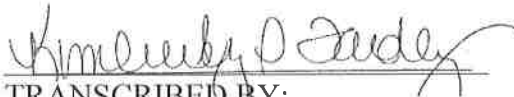
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ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:54 p.m.



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SARGENT'S COURT REPORTING
SERVICE, INC.



BRUCE HASELRIG,
SECRETARY