

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, June 21, 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 May 17, 2022 Regular Meeting. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She provided an update of the façade program in the Central Business District. Throughout Main, Franklin and Market Streets, smaller-scale grants have been provided and adjacent property owners have taken the initiative to move forward also with private dollars being invested in their properties.

Mrs. Komar received an update from HRG indicating that members of the team have undertaken review of the Authority's budget to obtain historical

income and expense figures and review of operational service materials and supplies contracts to assist in developing accurate costs moving forward. The team will also project future expenses for the next five years and will also review the S&P rating report information and will perform a credit analysis to support the review. Once that is completed HRG will have discussion regarding plans moving forward.

Mrs. Komar reported the weatherization program had definitely "taken off" with approximately 25 completed and accepted, and 15 property owners were recently in to sign the necessary documents. She will attend the City Council meeting the first week of July to provide updates on that program.

Executive Director Komar provided an update regarding the access roads. Drilling and testing has been completed on the site and the company is working with the federal government for the ARC grant received based on the historic structure on the top of the site.

She shared some pictures concerning the Hosanna Project. Property owners are very appreciative of the work being done.

Restoration continues on the lateral program and demolition sites. She noted constant communication with the City regarding lots being mowed and reported that County Probation may be willing to volunteer help as well.

She reported that JRA was awarded a \$100,000 grant through the Pennsylvania Historical and Museum Commission for the Clara Barton House. A meeting will be held shortly regarding the Clara Barton group's portion of the funding.

Mrs. Komar noted permission from EPA to utilize the Brownfield grants shared with the County and the City.

She invited members to review documents included in their packets provided by CMA regarding the master lease.

FINANCE DIRECTOR'S REPORT

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

She referred members to the list of active grants listed in her report for further review.

She indicated that on the agenda for Board approval is Resolution A to open up an account for the ARPA weatherization funds and Resolution B regarding the sewer lateral compliance program.

She reported that a total of 430 properties have been completed under the sewer lateral program, 83 of those having satisfied their loans and mortgages. The average loan is \$4,549.

Ms. Labosky reported that under the Cambria County sewer lateral grant program 20 properties have been completed, 27 grant applications have been received with 26 under contract.

She reiterated what Mrs. Komar reported regarding the approval of 25 weatherization applications and noted that she would be sending letters today to another 25 residents.

She reported the auditing process is ongoing.

She referred members to review the GIS dashboard report which provides an overview of the sewer lateral compliance program, a report from Greater Johnstown Water Authority, the treatment loan summary report and the customer account report.

The May financials were attached for review as follows: Cambria Iron Works, \$4,805.59; Grant Partnership Fund, \$20,662.45; Center Town Mall, \$2,423.15; Revolving Account, \$71,654.42; Johnstown Regional Sewage, \$863,362.24, for total disbursements of \$962,907.85.

There were questions and comments regarding when surcharges are removed in municipalities.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue project is moving forward, that the section from Strayer Street to the City line in Lower Yoder has been restored in coordination with the City, JRA, GJWA and PennDOT. Final restoration activities are moving down to the lower section from Broad Street to Strayer Street.

Mr. Kakabar stated a change order was not on today's agenda will be included on next month's agenda regarding an add-to and deduct-from. Mrs. Komar commented that it was included in the packet but not for resolution.

With regard to the interceptor maintenance projects, he reported that the Clinton Street project will wrap up within the next 30 days. He had no report regarding the Franklin Street and Route 271 paving projects but noted Hershberger Road was intended to be completed late May and a report will be forthcoming.

Progress Report #28 will be due the end of July.

The flow monitoring program has been concluded and a report of the result is being prepared. The NPDES renewal application is included on today's agenda as a resolution and will need to be submitted by October 1st of 2023.

Annual Engineer's Report and Budget is being prepared.

He noted no activity currently at the wastewater treatment plant.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred members to his report for review of monthly staff meetings.

He discussed highlighted portions of the Industrial Pretreatment Report for 2019, 2020 and 2021.

Mr. Grandinetti and staff are reviewing correspondence recently received from the EPA regarding final rules and reviews.

He noted correspondence has been received from MekTech Solutions to purchase flow meters. There was further discussion regarding the matter.

Mr. Grandinetti referred to a lease agreement with a Ferndale resident that established a \$1,200 yearly electrical service fee. He noted that now that the meter has been removed, service should be terminated. He suggested that Mr. Barbin send a letter regarding the matter.

Mr. Grandinetti commented that the weatherization grant is a very successful and worthwhile program, and JRA is mandated to provide monthly reports to the City of Johnstown. Members were referred to the GIS included in their packets for further review of this matter.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted a resolution on the agenda regarding a two-year extension consent order

Mr. Barbin noted he has been preparing mortgages for the sewer loans, has prepared a letter for the auditors stating that in his opinion everything has been conducted appropriately during the past year and prepared a mortgage document for the weatherization program.

Mr. Barbin noted he has gathered information regarding the First Christian Church, and the Board would need the City's blighted property review committee to agree this church is a blighted property. A letter would need to be sent before there can be approval of the actual condemnation.

The Solicitor noted a response has never been received from Telehealth regarding definite plans.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Huchel made a motion to approve the reports. 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).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO OPEN AN INTEREST BEARING ACCOUNT FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDING RECEIVING FROM THE CITY OF JOHNSTOWN FOR THE HOME REHABILITATION PROGRAM IN THE AMOUNT OF \$2,000,000.00.

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

Ms. Huchel inquired of the Solicitor whether she should abstain from voting on the matter. Solicitor Barbin stated Ms. Huchel had no personal interest and did not need to abstain.

The motion 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 AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO OPEN AN INTEREST BEARING ACCOUNT FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDING RECEIVED FROM THE CITY OF JOHNSTOWN FOR THE SEWER LATERAL COMPLIANCE LOAN PROGRAM IN THE AMOUNT OF \$1,000,000.00

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 AND DIRECTING THE EXECUTIVE DIRECTOR TO SIGN A GRANT AGREEMENT WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION FOR A \$100,000.00 GRANT FOR THE JOHN LUDWIG HOUSE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ALLOCATE THE FUNDS ACCORDINGLY BASED ON THE WRITTEN GRANT APPLICATION.

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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF TASK ORDER NO. 41 TO THE EADS GROUP, INC. FOR THE DORNICK POINT WWTP NPDES PERMIT RENEWAL APPLICATION.

Ms. Huchel 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 ACCEPTING THE SECOND AMENDMENT TO THE 2009 CONSENT ORDER AND AGREEMENT, A TWO (2) YEAR EXTENSION.

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

Mr. Barbin recommended approval of the resolution.

The motion 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 PAYMENT OF CERTAIN OBLIGATIONS RELATED TO SEWAGE OPERATIONS IN ACCORDANCE WITH STANDING RESOLUTION NUMBER 3869.

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).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Haselrig made a motion to amend the agenda to include Change Order No. 2 regarding the Fairfield Avenue Interceptor Rehabilitation and Stormwater Separation Project. The motion was seconded by Mr. Pasquerilla.

There was further discussion regarding the matter.

The motion 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 approve Change Order No. 2 regarding the Fairfield Avenue Interceptor Rehabilitation and Stormwater Separation Project in the amount of \$1,185.83. 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. Barbin offered further explanation regarding approval of the change order.

Mr. Haselrig made a motion to add \$3,000 to the previous addition regarding the MekTech Solutions matter. 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).

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


PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:42 p.m.

EXECUTIVE SESSION WAS HELD



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



BRUCE HASELRIG,
SECRETARY