

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, May 17, 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. A special prayer was offered for Frank Filia who had passed away that morning.

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

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

Ms. Huchel was not present at the commencement of the meeting.

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; Cheryl Labosky, Finance Director; Michael Grandinetti, Maintenance and Operations Manager.
Chris Kurchak; Mike Sabo and Shannon Kester were also in attendance.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the April 19, 2022 Regular Meeting. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola (via telephone) commented on the resolution on the agenda with respect to the use of ARPA funds for the sewer lateral program and commended JRA and staff on the way they handled his application in a timely, thorough and professional manner.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She reported that demolition continues in Old Conemaugh Borough, Hornerstown and Roxbury, most recently demolishing property utilizing state dollars for the expansion of Mom's House on Franklin Street.

The first request from HRG for data and information was completed by JRA this past week and it was noted they were very pleased with the timeliness receipt of the data.

Mrs. Komar reported that the sewer lateral program continues to be active, and \$1 million would soon be funded to the Authority. She explained that the original presentation for ordinance given to Council did not include the \$1 million. Although JRA will receive \$2 million for the weatherization program, it would be next month until it received the \$1 million for the sewer program. County grant dollars continue to be utilized for the surrounding municipalities funded through the Cambria County Redevelopment Authority.

The Hosanna Project continues. Approximately 21 homes were addressed since last month's meeting. Now with the warmer weather, the work will commence on windows and siding within neighborhoods. The City hoped to continue the great work the Authority was doing with Hosanna.

Executive Director Komar reported that the Johnstown Symphony agreed to lease office space at 416 Main and will move in June 1, 2022. She noted a resolution on the agenda for approval of a lease agreement with Sudsey Power Washing, which will occupy the last available office space.

She indicated that restoration has commenced on many demolition lots and will continue throughout the summer.

She referred to a resolution on the agenda with respect to a residential property at 722 Sherman Street that was donated to JRA two years ago by the Cambria County Redevelopment Authority. The Authority had agreed to work with the Goodwill program to teach trades to young adults. Mrs. Komar noted the before and after photos of the property were unbelievable. She noted that pending approval the property would be placed on the market with restrictions. There was discussion regarding a property owned by JRA at 324 Second Avenue acquired at judicial sale.

FINANCE DIRECTOR'S REPORT

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

A total of 429 properties have gone through the sewer lateral program.

Ms. Labosky reported that with regard to the Cambria County grant program 22 participants are currently under contract and awaiting construction with 18 completed thus far.

There are many final walk-throughs with homeowners as exterior restorations are being completed.

She reported receiving an email that the auditors will be present onsite within the next two weeks to start the audit and she will advise members accordingly.

Reports from the Greater Johnstown Water Authority are attached.

She indicated that 83 participants have satisfied their mortgages and the number keeps growing.

The April financials were attached for review as follows: Cambria Iron Works, \$110,388.94; Grant Partnership Fund, \$34,131.80; Center Town Mall, \$11,161.17; Revolving Account, \$100,772.64; Johnstown Regional Sewage, \$917,032.04, for total disbursements of \$1,173,487.59.

Ms. Huchel entered the meeting at 12:11 a.m.

Mr. Truscello stated he appreciated use of the dashboard method.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, noted final paving will commence from Strayer Street up to the City line in Lower Yoder within the next two to three weeks. The storm sewer project continues.

With regard to the interceptor maintenance projects, he reported that the Clinton Street project would be closed out. He indicated that progress continues to be monitored with regard to Franklin Street in the vicinity of Conemaugh Hospital. The Route 271 PennDOT paving project was awarded, and the final paving of the Clinton Street portion of the project was scheduled for next summer.

Hershberger Road was expected to be completed this summer, which includes a portion of Franklin and Washington Streets from the Franklin Street Bridge over to Washington Street.

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

The flow monitoring program removal of meters began shortly after expiration of the Hawk contract at the end of April. Mr. Kakabar indicated that currently 95 percent of the meters are out being cleaned, packaged and sent back to the Hawk Company. His understanding is that the SSO meter at Laurel Run may be retained for continued metering and noted a resolution on the agenda regarding the matter.

Mr. Kakabar noted the Laurel Run SSO meter has a secondary activity related to landfill operations Laurel Highlands and suggested that meter be retained for the operation of the landfill rather than I&I, but still having the benefit of I&I reduction monitoring. He commented that 14 other overflows are not being monitored. There was further discussion.

Mr. Kakabar noted the Chapter 94 report has been submitted and no comment has been received.

There are currently no active projects at the Dornick Point Wastewater Treatment Plant.

Mr. Kakabar noted his work with Kotzan CPA in preparation for audit, which includes activities such as correcting or obtaining some of the accounts receivable for contracts shared mutually by JRA, the GJWA and the City for work completed in concert with the 403 paving project that are owed to the Authority. There was further discussion.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred to his report for further discussion.

He reported continuing with capital improvement projected planning at the Wastewater Treatment Plant.

He noted an application for a letter would need to be signed by Mrs. Komar regarding a transportation improvement project. A sample letter was included in the meeting packet.

Mr. Grandinetti noted the Hach flow meters matter had been already discussed by Mr. Kakabar.

Mr. Grandinetti and Ms. Labosky will be working together on the ARPA fund associated with the sewer lateral and weatherization programs to meet the City's guidelines moving forward.

He indicated a meeting was recently held with Feeder Canal for discussion of two vacant homes under a purchase agreement that the group plans to demolish but Mr. Grandinetti suggested reuse of the property instead. The group would review the matter.

He noted a meeting with PennDOT to make sure they were okay with the phase one paving of the Fairfield Avenue project.

The malfunctioning traffic light on Iron Street has been corrected.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted he had reviewed the City's Memorandum of Understanding. Mrs. Komar indicated that any issues the Authority may have would be taken back to the City Manager for administrative changes.

Mr. Barbin requested that members consider an Executive Session be held after the meeting with regard to property acquisition and litigation.

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 APPROVING A LEASE AGREEMENT WITH SUDSEY POWER WASHING, LLC, LESPAL BUCHKO, OWNER, OF HOLLSOPPLE, PA, FOR OFFICE SPACE LOCATED AT 414-418 MAIN STREET.

Mr. Truscello 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 AUTHORIZING THE ADVERTISING FOR SALE OF PROPERTY LOCATED AT 722 SHERMAN STREET, TAX MAP NO. 76-0008.-127.002.

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 THE ADVERTISING FOR SALE OF PROPERTY LOCATED AT 324 2ND AVENUE, TAX MAP NO. 85-004.-109.000.

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

Mr. Truscello commented that the Authority will spend a considerable amount of money to preserve the property from demolition. He inquired if there should be a requirement included that the bidder will also preserve the property.

Mr. Barbin explained that instead of asking for a best price for the sale, that proposals be requested to redevelop the property. The resolution would be amended to reflect that change as follows:

A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISING FOR SALE OF PROPERTY LOCATED AT 324 2ND AVENUE, TAX MAP NO. 85-004.-109.00 THROUGH A REDEVELOPMENT AUTHORITY CONTRACT.

Mr. Truscello made a motion to approve as amended. 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 AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AS A DONATION THE PARCEL OF LAND LOCATED AT THE INTERSECTION OF FRANKLIN AND NAPOLEON STREETS, TAX MAP NO. 76-005.-314.00 FROM THE JOSEPH BELLE REVOCABLE TRUST.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN REQUESTING THAT THE NO.1 IRON STREET BRIDGE OVER HINKSTON RUN BE ADDED TO THE CAMBRIA COUNTY 2023 TIP 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).

F. A RESOLUTION OF THE REDEVELOPMENT OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF JOHNSTOWN TO ADMINISTER ARPA FUNDS FOR THE WEATHERIZATION GRANT PROGRAM AND SEWER LATERAL LOAN PROGRAM.

Mr. Pasquerilla made a motion to approve. 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) abstained as a member of Johnstown City Council.

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE HACH COMPANY FOR THE COLLECTION AND DELIVERY OF FLOW METERING DATA.

Mr. Truscello 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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A CONTRACT WITH RDM-JOHNSTOWN, LLC. FOR SEWER BILLING SERVICES.

Mr. Pasquerilla 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).

I. 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. Pasquerilla 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

Monsignor Balta announced that an Executive Session would be held following the conclusion of the meeting.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, commented he was outside the office ready to turn in his ARPA application.

Mr. DeBartola filed two Right to Know Requests, one for records on Johnstown Capital Partners, which he indicated he has questions on. He

stated the City announced that a workshop would be held with regard to Citrona matter and invited JRA members to attend.

Another Right to Know Request he filed asked if two JRA board members had filed conflict of interest forms. Mrs. Komar noted no record. Mr. DeBartola inquired if Mr. Pasquerilla had any record and noted he would like a response to avoid filing an appeal.

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 12:36 p.m.

EXECUTIVE SESSION WAS HELD



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



BRUCE HASELRIG,
SECRETARY