

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, July 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, Mr. Pasquerilla, Mr. Truscello (4).

Ms. Huchel (1) 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.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the June 21, 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, 1197 Bedford Street, offered comments regarding item A on the agenda. He spoke to Dr. Frem, Ave Maria Medical Center and noted Dr. Frem was a "solid honest person," but did have concerns with the Cambria Rowe Building and how much money was spent renovating that building last year. There was mismanagement and wasted tax payer dollars with regard to that renovation. Mr. DeBartola asked for an explanation.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She indicated the façade projects in the Central Business District are continuing with both public and private dollars noting applications have been processed for both Em's and Miller's.

Mrs. Komar reported that a meeting was scheduled with HRG on July 25, 2022, at 1:00 p.m. regarding updates to the rate study. She stated Adrienne from HRG reviewed additional financial information received from the Authority, which helped to clarify historic sewer expenditures and also, that a five-year budget reduction was developed confirming inflationary assumptions prior to reviewing with the staff on the 25th. All were invited to attend the meeting.

The weatherization program continues to be active, and approximately \$1.2 million of applications had been processed. An update was provided to City Council at its July workshop. Mrs. Komar was working with the school district to create an agreement similar to the City regarding any school district taxes, and once completed, JRA will be able to move forward with the land bank project. Mrs. Komar reported that Hosanna continues to stabilize homes along the gateways and within the community, and there were 21 homes being addressed currently. The City contracted with a six-member crew to mow and maintain vacant lots. She was very appreciative that juvenile probation will also mow and maintain the vacant lots.

Director Komar reported that the State Theater was working very closely with IMAX and Duke LifePoint to move that project forward.

A meeting is scheduled for September with PennDOT and Pennsylvania Historical and Museum Commission (PHMC) to discuss issues regarding a historic property at the top of the access road.

Attorney Barbin discussed an MOU that he had prepared regarding the State Theater.

She offered further explanation regarding the school district agreement.

Ms. Huchel entered the meeting at 12:07 p.m.

#### FINANCE DIRECTOR'S REPORT

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

She reiterated the meeting with HRG next week. Young Oakes Brown will be present at the August meeting to present an update on the audit.

Ms. Labosky reported she had received an email regarding approval of \$320 million from PMAA for water and sewer projects. Reports for the month ending June 30, 2022 are enclosed from the GJWA. A GIS dashboard is also enclosed.

Grant collection rates provided by the GJWA indicates collections on the mandatory tap fees, sewer treatment fees and also loans.

With regard to the weatherization program, 100 have been approved, 41 are pending. Ms. Labosky indicated the program is extremely successful noting that JRA has allocated \$1 million for homeowners in less than 30 days. She thanked all her coworkers for their hard work and dedication for making this such an effective and efficient program and commended the Board for their efforts.

She referred to the whole waste dumping revenues noting that in 2017 a little over a half million in revenue and currently \$1.6 million, a tremendous increase over that five years.

The June financials were attached for review as follows: Cambria Iron Works, \$25,221.58; Grant Partnership Fund, \$15,319.15; Center Town Mall, \$1,813.15; Revolving Account, \$74,597.95; Johnstown Regional Sewage, \$849,817.95, for total disbursements of \$966,769.78.

#### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue Interceptor project second and final phase of milling and overlay was completed on July 18. Demobilization and projects activities will be wrapped up within the next 30 days.

With regard to the interceptor maintenance projects, he reported that the Clinton Street project has been completed and will be closed out.

No update on the PennDOT Franklin Street paving project as well as the 271 and Hershberger Road, Franklin and Washington Street paving projects.

Progress Report #28 will be due July 31st. Reminder letters have been sent to the member systems and reports are coming in.

The flow monitoring program has been concluded and a summary report of the result is being prepared. Mr. Kakabar had no NPDES renewal update.

Annual Engineer's Report and Budget is underway.

He noted no activity currently at the Dornick Point Wastewater Treatment Plant.

Mr. Kakabar explained that the SR 403 manhole frame and cover project was intended to be a joint project between the JRA and the GJWA for adjustments after PennDOT had done its paving project. He stated the City chose not to have its storm water manholes included in the project, and an invoice was created for the GJWA cost sharing. An invoice was also sent to the City for its share of the storm manhole that was raised in the amount of \$4,974.67. Mr. Kakabar apologized and stated the EADS group would be making the JRA whole for the share of work that was done for facilities that it does not own.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred members to his report which included review of monthly meetings with staff at the Wastewater Treatment Plant as well as EADS.

He reported that Westmoreland Landfill has been approved to start hauling 50,000 gallons of leachate which will be monitored by staff.

Mr. Grandinetti referred to resolutions which the Board would need to review which included Synagro for management, site permitting and record keeping of Class B solids; generator repairs by Cleveland Brothers; and a resolution regarding a new HVAC unit for offices at 416 Main Street.

He reiterated that reminder letters are being returned by municipalities for review.

He is currently working on a small subdivision on Iron Street.

A proposal from MECHTECH has been received to acquire 80-some flow meters in the amount of \$3,000.

Mr. Grandinetti commented the IPP program is moving forward with increases in leachate.

He stated the sewer lateral program has been suspended but open houses and final walkthroughs associated with the Cambria County grant program are still being conducted.

Approved applications associated with the ARPA weatherization grant program have been placed in the GIS center.

He also noted that final paving on Fairfield Avenue is scheduled to be completed today.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, had already discussed the State Theater project.

He noted a resolution for approval regarding the execution of a contract with Synagro, Inc.

Mr. Barbin reported that 15 mortgages have been recorded in July thus far with regard to the lateral program.

He recommended approval of a lease agreement he and Mrs. Komar had written between JRA and Ave Maria Medical Center.

### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Pasquerilla 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).

Mr. Pasquerilla made a motion to accept the agenda as the amended agenda for this 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).

### RESOLUTIONS AND MOTIONS

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A LEASE AGREEMENT WITH AVE MARIA MEDICAL CENTER FOR THE FORMER CAMBRIA ROWE BUILDING, 221 CENTRAL AVENUE.

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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 322 2ND AVENUE, TAX MAP NO. 85-004.-109.000 TO DAVID M. SAPOLICH OF JOHNSTOWN, PA FOR \$15,000.

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

Monsignor suggested the matter be tabled pending further discussion.

Mr. Pasquerilla made a motion to table. 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).

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF ONE (1) HVAC UNIT FOR INSTALLATION AT 416 MAIN STREET FROM KIRCON-BRECO SERVICE OF JOHNSTOWN, PA, IN THE AMOUNT OF \$15,950.

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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN EMPLOYEE INCENTIVE PLAN FOR

ADMINISTRATION OF ARPA FUNDS IN COORDINATION WITH THE CITY OF JOHNSTOWN.

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 AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT 2022-WWTP-1 FOR THE BULK PURCHASE OF MAGNESIUM HYDROXIDE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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 CLEVELAND BROTHERS TO PERFORM GENERATOR REPAIRS TO THE DORNICK POINT WASTEWATER TREATMENT PLANT EMERGENCY GENERATOR IN THE AMOUNT OF \$5,238.

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).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A CONTRACT WITH SYNAGRO, INC. FOR THE MANAGEMENT, SITE PERMITTING AND RECORD KEEPING OF CLASS "B" BIO-SOLIDS GENERATED BY THE DORNICK POINT WASTEWATER TREATMENT PLANT AT A COST OF \$17.63 PER WET TON FOR A 3-YEAR PERIOD BEGINNING AUGUST 1, 2022.

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).

H. 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 NO. 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

Mr. Pasquerilla requested that Mr. Barbin draw up a process by which building maintenance can move faster referring to a compressor that had to be ordered. He suggested that since JRA owns other buildings now, maintenance should have the ability to move faster to address issues.

Mr. Barbin explained that permanent damage to property or substantial risk of injury to people would qualify as an emergency. He will prepare the necessary paperwork to put a procedure in place with regard to such matters.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, requested an update regarding the VooDoo Brewery project. He commented that he was disturbed that "not one word was spoken" with regard to the previous Cambria Rowe deal, and JRA lost the \$1.9 million grant for mismanagement. Mr. DeBartola stated the matter is being "covered up" and the Board is "not being transparent."

Attorney Barbin noted for the record that other than what was said about Dr. Frem, every single statement made by Mr. DeBartola at today's meeting was factually incorrect.



Tuesday, July 19, 2022  
Stated Meeting, continued

9 of 9

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:35 p.m.

EXECUTIVE SESSION WAS HELD



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



BRUCE HASELRIG,  
SECRETARY