

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, August 16, 2022

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Monsignor Balta called the meeting to order at 12:01 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 (via Zoom); 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. Haselrig made a motion to approve the Minutes of the July 19, 2022 Regular Meeting. 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 CONCERNING AGENDA ITEMS

None.

REPORTS:

AUDIT REPORT

A representative from Young, Oakes, Brown and Company, CPAs, thanked Mrs. Komar and staff for their help in completing the audit. Members to a written report for discussion of the Audit Opinion, Governmental Funds, Fund Balance, Proprietary Funds, the single audit on the PennVEST 7 funding.

Two items were indicated for the Board's consideration, those being two bank accounts with outstanding checks for which the process for resolving the matter was explained and the admin fee in the general fund revolving fund charges to JRS for which a methodology change was reviewed. There were questions regarding the report.

EXECUTIVE DIRECTOR'S REPORT

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

She indicated grant dollars for the façade projects in the Central Business District are decreasing but there is enough money for approximately three additional projects.

Mrs. Komar reported a meeting was held with HRG on July 25 to review the fiscal rate study. The agenda from that meeting is included in the Board's packets. She invited Board members to attend one more meeting with HRG in the future.

The weatherization program continues to be very active and currently approximately 129 applications have been received. It was noted that Mike had done final walkthroughs with the City's building code official to complete nine of those. A pie chart regarding the matter is included in the Board packets for review. She noted this information was shared with City Council at its August meeting.

The Hosanna Project continues to assist homeowners with 21 homes being addressed currently. Hosanna members will be in town on Thursday to meet with property owners.

Mrs. Komar noted that JRA continues to work with the juvenile probation group to mow vacant lots in Hornerstown and Kernville last week and will move forward with the Roxbury and Walnut Grove areas of town.

Discussions continue regarding the State Theater Project. Members have questions regarding the agreement on the agenda, so Mrs. Komar suggested a workshop be held for further discussion. She indicated the City may award ARPA dollars towards the project. A feasibility study and budget for phase one and phase two of the project is being requested prior to the workshop for further discussion.

Only one bid for magnesium hydroxide has been received. The matter would be readvertised on Monday.

Mrs. Komar noted discussion with three potential tenants for the future Johnstown Urban Industrial Park (JUIP) over the past month. Per a construction timeline received from Trans Systems, engineers for the access

road, there will be a December bid to award the contract in January so the road may be built by June 2023.

Mr. Truscello had contacted Mrs. Komar regarding the demolition contract pending Board approval. A list of the JRA and City properties to be demolished include those located in Old Conemaugh Borough and Hornerstown.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for an update of the grant funding projects. She noted that per the Public Works Director, the Honan Avenue project will be on hold until next spring at which time the grant funds will be submitted.

She noted that with regard to the sewer lateral compliance program, Mike has been completing final walkthroughs. To date 459 properties have been completed to date and approximately one-fourth of all loans have been paid in full.

Ms. Labosky reported the Cambria County Sewer Lateral Grant Program is very active with 22 properties completed and another 27 awaiting construction.

She noted that work will begin on the budget over the next few months with a draft presented to the Board in October.

Attached for review is the GIS dashboard and monthly GJWA reports.

The July financials were attached for review as follows: Cambria Iron Works, \$3,623.00; Grant Partnership Fund, \$15,000.00; Center Town Mall, \$10,316.34; Revolving Account, \$426,092.02; Johnstown Regional Sewage, \$659,036.80 for total disbursements of \$1,114,068.16.

There was further discussion regarding the December 31, 2022 sewer lateral deadline. Mr. Barbin explained that if the work is not completed by December 31, a whole year's worth of surcharges would be applied. There was further discussion regarding this policy adopted by the GJWA which would forgive the \$25 per month surcharge if a contract was in place to have the work done by the end of the year.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported the Fairfield Avenue Interceptor project is on the financial closeout portion of the project and the contractor has been demobilizing from the site. Final pay estimates have been submitted. A final inspection with DEP will be scheduled.

There was no update provided on the interceptor maintenance projects.

Mr. Kakabar noted that Report #28 was submitted at the end of July. A copy was provided to each member municipality.

The flow monitoring program summary report was prepared and currently being internally reviewed.

The NPDES renewal application and annual engineers report and budget are both ongoing.

There was no report regarding Dornick Point projects.

SEWAGE OPERATIONS REPORT

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

Mr. Grandinetti reported that he is working internally with HRG and personnel at the Wastewater Treatment Plant to prepare and focus on capital improvement for the next three to five years.

He noted the new HVAC unit has been installed for the offices at 416 Main Street.

Work continues with regard to the Iron Street proposed subdivision.

The sewer lateral program associated with the Cambria County Grant is going well. The weatherization grant is very active. Mr. Grandinetti stated he has received positive feedback from homeowners.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted he had reviewed the documents regarding Resolutions A and B and all papers are in proper order.

Regarding the resolution concerning write-offs, Mr. Barbin explained that when debts are written off, that money will not be recorded as money expected to be received on a financial report. He noted the write-off is basically for the auditors.

He has been working on the lease document for the State Theater. He noted a workshop for discussion is ideal. There was further discussion regarding the matter.

Mr. Pasquerilla suggested resolving the State Theater matter while IMAX is still interested. Monsignor Balta had some concerns with some of the wording in the agreement.

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 AUTHORIZING THE AWARD OF DEMOLITION CONTRACT FY 2022-2 TO MARSH CONTRACTING, LLC OF INDIANA, PA IN THE AMOUNT OF \$63,400.00 FOR THE DEMOLITION OF EIGHT (8) RESIDENTIAL PROPERTIES AS ADVERTISED.

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

There was further discussion. Mrs. Komar explained a judicial sale is involved. Mr. Barbin suggested a notice to proceed authorizing the contractor to proceed upon completion of the demolition of 92 Fairfield Avenue.

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 THE WRITE-OFF OF DELINQUENT ACCOUNTS WHICH ARE OLDER THAN 18 MONTHS.

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

There was further discussion regarding Leisure Village accounts.

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 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. Haselrig and passed by the following vote:

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

TABLED MATTERS

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.-109.00 TO DAVID M. SAPOLICH OF JOHNSTOWN, PA, FOR \$15,000.00.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, inquired about the 129 applications for the weatherization program with 9 completed. He wondered were the 129 properties approved and grants given or were 129 applied for and only 9 were

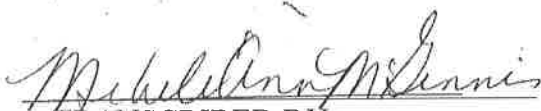
approved. He requested an explanation as to how the word acquisition applies to the State Theater project. He had concerns regarding the December 31 deadline for sewer lateral compliance, whether the fees involve just this year or other years and why it was being allowed.

Mr. Barbin explained that the surcharge was imposed January 1 of 2022 so there are no prior years involved. Mrs. Komar explained that 139 applications were approved, 25 are pending approval, and 10 have had final walkthroughs completed. Mr. Barbin explained JRA was asked to consider acquiring the title to the State Theater from Conemaugh.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:52 p.m.

EXECUTIVE SESSION WAS HELD


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


BRUCE HASELRIG,
SECRETARY