

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, January 18, 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 (Via telephone)
Mr. Pasquerilla, Mr. Truscello (Via telephone) (4).

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

Ms. Huchel (Via telephone) was not present at the commencement of the meeting.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the December 21, 2021 Regular Meeting. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

Ms. Huchel entered the meeting at 12:04 p.m. via telephone.

ELECTION OF OFFICERS

Mr. Pasquerilla made a motion to nominate Monsignor Balta as Chair; Mr. Pasquerilla as Vice Chair; Mr. Truscello as Treasurer; and Mr. Haselrig as Secretary. 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).

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 demolitions through state dollars continue, and five properties will be demolished per Board approval last month.

She stated eight businesses within the Hornerstown Central Business District applied for façade dollars from CFA and were awaiting building materials and participation from contractors.

Mrs. Komar reported that the City of Johnstown approved the Land Bank Agreement with the Authority at its last Council meeting, and JRA was in the process of applying to the DCED to have the land bank registered in Pennsylvania as active. She will continue to provide updates.

The utility connections at 324 Chestnut Street are underway awaiting bids for sewer, electric and HVAC. A bid in the amount of \$4,300 was received from one contractor for sewer work and the Authority is awaiting another bid.

Mrs. Komar reported that the sewer lateral program continues to be very active with regard to applications received last year.

The City of Johnstown and JRA met during its reorganizational meeting and financials for the program were presented as well as time restraints for some of the projects.

Executive Director reported the Hosanna Project began last week and there are four homes being addressed currently. She noted the school district is providing storage for equipment and the Cambria County Redevelopment Authority is coordinating efforts with regard to some parcels of land for new builds.

She noted that JRA received confirmation that the property known as the future urban industrial park last week received the KOZ extension for 10 more years.

She reported that the Cambria County Conservation District was presented with a permit and JRA awaited approval for grading and filling along William Penn Avenue where the properties were demolished.

She thanked the Board for allowing 416 Main Street to be used throughout the holiday season.

She reported that a proposed lease was presented to the Johnstown Symphony for the second floor suite at 416 Main Street, and the symphony awaited Board approval for any relocation that may take place in 2022.

Mrs. Komar welcomed new Board member Lauren Huchel. She noted that Ms. Huchel seemed interested in the land bank and possible demolition changes.

Executive Director Komar commented that at the end of the day on Friday bond rating documents were received from S&T and noted all documentation had been provided to Authority members.

She indicated an easement had been received from People's Gas for the six-inch gas line extension on Iron Street, which will impact the utility for the new Johnstown Hydraulics property.

Mr. Barbin noted that in order to properly consider this, a motion to amend the agenda would need to be made. It was noted this would be done after the reports.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for further discussion. She ask the Board to consider the following two resolutions listed on the agenda: Resolution A, which requests a letter of credit in the amount of \$10,000 with an attached road bond permit application for hauling bio solids within Brush Valley, Indiana County. And Resolution D, a health reimbursement arrangement with PrimePay, LLC.

She referred to the grant funding update, which lists dollar amounts left within each project.

December financials and GJWA reports were attached for review.

Ms. Labosky stated she is currently performing year-end data completion in preparation for the '20-'21 audit.

She reported that the Cambria County grant program and the JRA sewer lateral compliance program is moving along, that 65 grant applications have been received to date.

A dashboard provided an overview of the loans, City grant and County grants.

December financial disbursements were as follows: Cambria Iron Works, \$52,641.62; Grant Partnership Fund, \$40,265; Center Town Mall, \$2,406.74; Revolving Account, \$98,817.28; Johnstown Regional Sewage, \$1,333,957.28, for total disbursements of \$1,528,087.92.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of PennVEST#7, the Fairfield Avenue and Broad Street Interceptor Project, wherein he noted no change but had information necessary to do final reconciliation of quantities and units with the Robinson Pipe Cleaning Company for the cleaning of the Board Street interceptor. He stated there was a change order for consideration on the agenda today.

He also noted a change order in the amount of \$10,450.97 for the installation of a spot repair necessary to properly seal off the entrance of groundwater that was entering the pipe at a particular location. The system installed by the contractor was not sufficient to seal off the groundwater.

He provided no update on the Franklin Street and Route 217 paving projects.

A preconstruction meeting with USG will be held regarding the Cooper Avenue/Dishong Mountain within the next 30 days.

Mr. Kakabar reported that reports are being collected from member municipalities regarding Progress Report #27 due at the end of the month.

The flow metering program is now ongoing. He noted that heavy rain provided "good data" between Christmas and New Year's. Graphing and analysis continues.

Mr. Kakabar noted a request for third-party information as it concerns release of user name and password was not on the agenda but probably should have been.

Mr. Barbin explained that Mrs. Komar as the Right-to-Know officer is the only one who can release that information. There was further discussion regarding the matter. Monsignor Balta explained that as a courtesy, the Solicitor notified each municipality that there was a request for access to their monitors, and if there was any reaction, just give access to the data on their monitors.

Mr. Kakabar commented EADS continues to assist on an as-needed bases with the capital improvements ongoing at the Dornick Point Wastewater Treatment Plant Project, including the installation of the return activated sludge pumps, the non-potent water pumps and ventilation on the control building.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred to his report for further discussion. He indicated that starting in 2022 he and the plant manager will hold monthly meetings to discuss current projects and future capital improvements.

A West Taylor Dishong Mountain preconstruction meeting will be held with the contractor within the next couple weeks.

Flow meters was previously discussed and the sewer lateral program continues to function, except for the loan applications, which have been suspended.

Mr. Grandinetti is talking with the Feeder Canal owners regarding some off-street parking.

He referred members to the report for the Iron Street bridge inspection. There are no critical or high priority repairs but within the next few weeks some items will be addressed that need attention in 2022.

Mr. Barbin explained that the bridge going over the spillway into the river is further back than the limits of the Army Corps river project but that there is the 102 joint permit application, which requires approval by both.

Miscellaneous repairs for Ideal Market were noted. Siphon interceptor cleaning inspection will be reviewed throughout the year.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported that the bond rating and easement requires discussion by the Board.

Mr. Barbin indicated that he and Mrs. Komar met with the Center for Metal Arts people regarding a lease. Mrs. Komar noted that CMA requested a workshop with the full Board and will provide some dates and times for a meeting.

Mr. Barbin stated, as noted previously, he sent a letter to the municipalities regarding the requested information concerning access to the monitor results.

Mr. Pasquerilla had questions regarding the CMA lease. Mrs. Komar indicated that she would like to schedule a workshop within the next couple weeks, have a proposed lease to present to the Board in February pending any changes in March and then in April to have the lease in place.

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).

RESOLUTIONS AND MOTIONS

Mr. Pasquerilla made a motion to place on the agenda consideration to provide an easement to the People's Gas Corporation on Adams Street. 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).

1-A A RESOLUTION GRANTING A PIPELINE EASEMENT TO PEOPLES NATURAL GAS ALONG THE EAST SIDE OF IRON STREET TO ACCOMMODATE A NEW BUILD AT 124 IRON STREET, JOHNSTOWN, PA.

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).

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LETTER OF CREDIT IN THE AMOUNT OF \$10,000.00 FOR THE PURPOSE OF HAULING BIO SOLIDS WITHIN BRUSH VALLEY TOWNSHIP, INDIANA COUNTY.

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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF CHANGE ORDER NO. 1 TO CONTRACT 2019-CCTV-2 BROAD STREET CLEANING AND TELEVISIONING PROJECT FOR THE ESTABLISHMENT OF FINAL QUANTITIES, VALUES AND TIME FRAME.

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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF CHANGE ORDER NO. 1 TO CONTRACT 2020-INT-1 CLINTON STREET INTERCEPTOR REHABILITATION PROJECT.

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 A HEALTH REIMBURSEMENT ARRANGEMENT WITH PRIMEPAY, LLC.

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 noting that her employer may provide a similar program.

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. 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

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla inquired when the DEP extension would be discussed. Mr. Barbin stated he had recently spoken to Bruce Herschlag who noted he is in receipt of the revised consent order with the three changes and expects to respond in a day or two.

Mr. Pasquerilla made a motion that based upon the bond rating, that an RFP to bring in a financial consultant to review JRA cash flows for Johnstown sewage be done as soon as possible.

Mr. Barbin stated JRA auditors cannot provide that financial advice but opined there was nothing to stop them from telling us what to look for in the RFP "to make sure we get the job we want." Monsignor noted that he and Mrs. Komar should first provide a data sheet pertaining to the matter. There was further discussion.

Mr. Pasquerilla opined the matter requires immediate action. Mr. Barbin explained that if the Board agrees that this report creates a brand new urgent matter, it could be the basis of amending the agenda. Ms. Labosky and sewage operations would in the meantime gather further information concerning the matter. Mrs. Komar commented that there was a process that needed to be addressed, data that needed collected, and issues pointed out by S&P would also need to be addressed. Monsignor Balta and Ms. Huchel questioned the urgency of the matter.

Tuesday, January 18, 2022
Stated Meeting, continued

9 of 9

Mr. Pasquerilla made a motion to amend the agenda to add a resolution to prepare and send out an RFP for financial analysis of the February sewer operations. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Mr. Truscello (3).
Nays: Monsignor Balta, Ms. Huchel (2).

Mr. Pasquerilla made a motion to prepare and send out an RFP for financial assistance with Johnstown Sewer Operations in light of the S&P information. The motion was seconded by Mr. Truscello.

Mr. Barbin suggested a pre-submission of report meeting between the financial advisor and the staff and Board prior to writing up any final report.

The motion passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).
Nays: Monsignor Balta (1).

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, noted concerns regarding the bond and land bank matters and requested further information regarding the bond. He inquired what the land bank properties would be used for at a time when the JRA bond rating is "bad".

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:57 p.m.


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


BRUCE HASELRIG,
SECRETARY