

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, October 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 12:00 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, Ms. Huchel, Mr. Pasquerilla (3).
Absent: Mr. Haselrig and Mr. Truscello (2).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the September 8, 2022 Special Meeting, September 20, 2022 Regular Meeting and October 3, 2022 Workshop. The motion was seconded by Mr. Huchel and passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).
Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

Wilfred Meyers presented before the Authority regarding the mandatory sewer fee that he's been paying for four years on an unoccupied side of a double home in Moxham. Mr. Meyers stated the sewer project has been completed on the one side but had concerns about paying the fee for the unoccupied side. He stated he has two water lines and one sewer line for the home. He discussed his concerns regarding the matter. Mr. Barbin explained a lien would be placed on the home if he does not pay the fee. There was further discussion regarding the matter. Monsignor suggested the matter be revisited.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, noted that the Iron Street Trail cleanup project is approximately 85 percent complete through a \$100,000 grant from the Community Foundation. Lighting options are being considered.

She reported that HRG presented a fiscal management portion to the Board and by early next month should be ready to present the study. Mr. Pasquerilla requested that HRG review Mr. Meyers' concerns.

Mrs. Komar reported the weatherization continues to be very active. She noted the City has approved the First Read of \$500,000, completed a Second Read of \$500,000. A resolution will be presented on today's agenda that may only be \$500,000. She will provide an update next month with regard to whether it's \$500,000 or \$1 million.

The 1889 Foundation funded an additional \$500,000 for housing rehab for Hosanna.

She stated demolition of structures between William Penn and Ebensburg Road have been completed.

FINANCE DIRECTOR'S REPORT

Mrs. Komar provided the following September 2022 Financial Report:

September 2022 Disbursements: Cambria Iron Works, \$7,225.79; Grant Partnership Fund, \$5,000; Centre Town Mall, \$6,793.15; Revolving Account, 374,108.27; Johnstown Regional Sewage, \$841,849.87 for a total disbursement of \$1,234,977.08.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported a PennVEST 7 Fairfield Avenue Project payment request was made following consultation with the auditors.

With regard to the Interceptor Maintenance Projects final paving has been completed in front of Conemaugh Hospital. He had no status reports for the remainder of the PennDOT projects.

Report No. 28 was submitted at the end of July 2022, and no comments were received.

A summary report of the Flow Meter Program was prepared and sent to the PA DEP and municipalities. Mr. Kakabar noted only one response was received from a municipality requesting additional information.

Mr. Kakabar noted the NPDES renewal application is ongoing. The Annual Engineer's Report and Budget was completed and delivered.

There are no active projects at Dornick Point.

SEWAGE OPERATIONS REPORT

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

He reported meetings continue with the plant manager, Mr. Kakabar and himself noting one would be held tomorrow to finalize capital improvements at the Dornick Point Sewage Plant.

He reported working on capital improvements for the JRA interceptor sewer system. Other matters that will be discussed include seeking alternatives to liquid oxygen.

Mr. Grandinetti stated there is a resolution on today's agenda for a one-year extension with Centrisys Centrifuge System with no increase in cost for a period of one year.

He noted positive comments have been received regarding the Iron Street Trail upgrades. Solar lighting will enhance the area for pedestrians and bicyclists who travel the area.

Several options are being considered for the Iron Street land development.

The sewer lateral program and ARPA weatherization programs are very active. He noted positive comments have been received from those benefiting from the weatherization program.

There was discussion regarding the amount of water sold and the amount that was treated.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted a small amount of work needs to be done with regard to the property covenants in the Lower Cambria area including Hanging Gardens and Johnstown Hydraulics.

He noted the preparation and filing of a lot of mortgages for the sewer loan program and the weatherization program.

A mediation is tentatively scheduled for November 8 for a sewage case. Mr. Pasquerilla made a motion to approve the Fiscal/Operations Reports. The motion was seconded by Ms. Huchel and passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).
Nays: None (0).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A SERVICE AGREEMENT WITH CENTRISYS CENTRIFUGE SYSTEMS IN THE AMOUNT OF \$16,000.00

Ms. Huchel made a motion to approve. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ACCEPTANCE OF AN ADDITIONAL \$1,000,000.00 IN CITY OF JOHNSTOWN ARPA FUNDS FOR THE WEATHERIZATION PROGRAM.

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

Monsignor noted that JRA would accept whatever the City decides to provide.

The motion passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).
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. Pasquerilla made a motion to approve. The motion was seconded by Ms. Huchel and passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).

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Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF A CONTRACT TO MOVE 412 LINEAR FEET OF CHAIN-LINK FENCE AND RELOCATE A SLIDE GATE AT 116 IRON STREET.

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

There was further discussion regarding the location of the fence.

The motion passed by the following vote:

Yeas: Monsignor Balta, Ms. Huchel, Mr. Pasquerilla (3).

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)

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Ms. Huchel commented the land bank is a popular topic at City Council and she inquired if Mrs. Komar would attend a workshop session and explain how the public can engage in the land bank process. Mrs. Komar noted she had already discussed the matter with the City Manager and would be attending the November 9 City Council workshop.

There was discussion with regard to whether or not a land bank taxing authority has the ability to approve or deny a property for the land bank sale.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 12:43 p.m.



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



BRUCE HASELRIG,
SECRETARY