

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, September 20, 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; Michael Grandinetti, Maintenance and Operations Manager.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of August 16, 2022. 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, Johnstown addressed concerns regarding Resolution A, the lease agreement with the State Theater, including the price and who the financiers would be. He inquired why JRA would create more issues that are not even guaranteed, such as "getting stuck with the building and stuck with the liability". He asked that members vote against the resolution.

(Whereupon, Ms. Huchel entered the meeting at 12:03 p.m.)

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported a meeting was held with the Community Foundation regarding their funding allocated to the Cambria County Redevelopment Authority for use along Clinton Street that they would like to see reverted over to the Iron Street Trail to become a focal point for both authorities. There was further discussion.

She reported a message was received from HRG indicating that Dan, the individual who took the lead on a majority of the fiscal management and rate study, would be moving on and would like to present to the Board on either September 27, 28, 29 or October 3. She asked all members to review their calendars so the matter can be scheduled quickly. They were provided with the September 2 agenda for reference.

Mrs. Komar reported the weatherization program continues to be active. Currently \$1,649,945 has been allocated.

She referred members to the tabled item on the agenda with regard to property in Cambria City. It was noted that all rehab work that was done, including the acquisition, amounts to \$25,000. She requested discussion of the matter concerning a price to present to Mr. Sapolich.

Johnstown City Council had a special meeting to approve funding for the sewer lateral program.

JRA continues to work with juvenile probation.

Mrs. Komar stated the State Theater Project is on today's agenda for discussion. She noted that Erika from Gallagher needs additional time to provide a quote for the insurance, which would also include builder's risk insurance.

The magnesium hydroxide re-bid was 1/3 the cost. Mrs. Komar thanked the Board for its willingness to re-bid that chemical.

Discussions continue with tenants at both the Industrial Park site and the area at the bottom of Honan Avenue. A change order approved at a special meeting was provided to the state.

Executive Director Komar noted a meeting with Larissa at the Tax Claim Bureau who suggested taking the four or five parcels of land that property owners are interested in, do the title search, and continue to work as a land bank and not go to judicial sale.

#### FINANCE DIRECTOR'S REPORT

Mrs. Komar provided the August 2022 Financial Report as follows:

August 2022 Disbursements: Cambria Iron Works, \$19,096.82; Grant Partnership

Fund, \$13,990; Centre Town Mall, \$1,953.15; Revolving Account, \$575,815.95; Johnstown Regional Sewage, \$1,767,095.95 for a total disbursement of \$2,377,951.87.

Michael Grandinetti, Maintenance and Operations Manager, on behalf of the Board and staff, congratulated Mrs. Komar on her election to the Pennsylvania Municipal Authorities Association.

Mr. Grandinetti referred to his report for further discussion of the weatherization program statistics noting 40 have completed the program, 74 are pending and 126 have been approved.

#### SEWAGE OPERATIONS REPORT

Mr. Grandinetti and EADS continue to work on finalizing capital improvements at the

Johnstown Wastewater Plant. He stated the staff was also assisting in submitting information to HRG as it relates to those capital improvements. Lighting upgrades are currently being sought for the Iron Trail.

There is currently work on a proposal for the Iron Street land development.

The sewer lateral program and weatherization programs are very active and pending money received from the City of Johnstown more work would be done on the sewer program.

#### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported PennVEST 7, the Fairfield Avenue Project, currently working on a PennVEST application with consultation with the auditors before that application is submitted.

He had no update on Interceptor Maintenance Projects but stated he would be looking into a manhole frame and cover that needs adjusted on Franklin Street near the hospital. No paving schedules have been received from PennDOT.

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

A summary report of the Flow Meter Program was prepared and sent to the PA DEP and municipalities.

Mr. Kakabar stated the NPDES renewal application is ongoing. The Annual

Engineer's Report is expected to be completed by the end of the week.

There are no active projects at Dornick Point.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted he had reviewed the lease agreement with the State Theater Group and made some corrections after the special meeting that was held for discussion of same. He stated JRA would have the right to dispose of the property if they were for some reason unable to fulfill their obligations.

Mr. Barbin noted he reviewed changes made by Mrs. Komar to the Center for Metal Arts lease based on negotiations and found no issues.

He stated an audit letter to the auditors was done last month.

Mr. Barbin reported he has been working on the environmental covenants covering the Lower Cambria Works. He alerted Hanging Gardens of the need to record the covenant.

He noted some issues with leachate at the treatment plant and the adjustments that were made.

He had discussion regarding a SECA cash settlement.

Mr. Pasquerilla made a motion to approve the Fiscal/Operations 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

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A LEASE AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH JOHNSTOWN STATE THEATER FOUNDATION FOR THE PROPERTY LOCATED AT 336 MAIN STREET, JOHNSTOWN, PA.

Mrs. Komar suggested that there still needs to be discussion with the hospital, that this is just the first step. That JRA doesn't know what information the hospital is going to provide back or what their willingness is going to be to follow what's provided.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: Monsignor Balta (1).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A LEASE AGREEMENT WITH CENTER FOR METAL ARTS FOR PROPERTIES LOCATED AT 102, 103, 104 AND 106 IRON STREET, THE CAMBRIA IRON WORKS.

Ms. 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).

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. Pasquerilla 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 of Mr. Barbin that if a board director works for a company that votes for that motion, is that a conflict of interest, referring to Ms. Huchel, and if so, should she have abstained her vote.

Ms. Huchel commented that Gallagher and the State Theater have no connection.

Mr. Barbin explained the conflict would be when insurance would be approved with Gallaghers. That would be the conflict. His legal opinion is that separate transaction is not a conflict of interest.

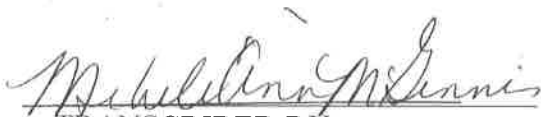
NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

ADJOURNMENT

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

There being no further business, the meeting adjourned at 12:25 p.m.

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

  
BRUCE HASELRIG,  
SECRETARY

Thursday, September 20, 2022  
Stated Meeting, continued

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