

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, November 15, 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, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscillo (5).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; Cheryl Labosky, Finance Director

PRESENTATION AND DISCUSSION

The Sewer Rate Study/Fiscal Management Review Workshop was held prior to the start of this meeting from 11:00 a.m. to 11:41 a.m.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the October 18, 2022 Regular Meeting. The motion was seconded by Mr. Haselrig and passed by the following vote:

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

Nays: None (0).

Abstention: Mr. Truscillo (1) abstained from voting on the motion.

EXECUTIVE SESSION

An Executive Session was held from 12:00 p.m. until 12:24 p.m.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, Johnstown requested an update regarding Agenda Item I, a settlement amount of \$150,000 as a result of the civil suit filed in 2016 against Kranick Environmental Inc. and Mar-Allen Concrete Products, Inc. With regard to Items B and C regarding a proposal for architectural and engineering design services for the former Cambria Rowe Business College in the amount of \$101,000 and a power study performed with CAMCO in the amount of \$17,500, Mr. DeBartola voiced concerns related to why the Authority continues to waste taxpayer money.

Bishop McGauley, Jefferson Memorial Church, stated he had spoken before City Council at their November 9, 2022 meeting regarding funding to purchase a building on 200 Ohio Street, the old United Methodist Church to help feed the kids and "keep them off the street". He is in need of \$100,000 to purchase the property and asked if someone from JRA could "speak up" on their behalf.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that future funding regarding the lighting upgrades and greenspace along the Iron Street Trail was discussed with the Community Foundation. She noted that approval is necessary to accept funding from the Cambria County Redevelopment Authority.

A Rate Study was presented at the workshop session today. Members were asked to review the documents within the next two weeks. As she noted earlier, the bond insurer has contacted Mrs. Komar with regard to the status of the Rate Study.

Mrs. Komar indicated that \$3 million was provided for the weatherization program and applications have been moving along quickly. Income guidelines are noted on the application.

The 1889 Foundation granted an additional \$500,000 for housing stabilization for the Hosanna project.

Mechanical issues with the excavator have been addressed and three more properties along Ihmsen Avenue will be demolished, which would take care of the Prospect Community.

A brownfield grant partnership with the City and County Authorities for future testing and remediation work includes removal of tanks at the Central Avenue property leased by Hogan.

Concerning the Cambria Rowe project, the same agreement approved prior to with QK Architects would need approval by the Board. With regard to CJL, the subcontractor willing to move forward with the project. QK will be notified regarding the matter.

Attorney Arlene Dudeck is moving forward with property searches for the land bank project and a private sale will be held for the five properties approved at the meeting two months ago.

Mrs. Komar indicated, with state, federal and through CDBG as well as local foundations, nearly \$3 million in funding had been allocated through the Authority, and the numbers of blight demolition and rehabilitation had drastically decreased. Better working relationships with the property owners have been established.

There was discussion regarding blight elimination in Moxham.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, reported the Blight Reduction and Beautification Projects should be completed by the end of this year.

She noted that JRA's budget was drafted based on Option No. 2 provided by HRG. A meeting will be held on December 7, 2022 for further discussion of the matter.

She reported the receipt of \$500,000 from the City of Johnstown for the weatherization program.

With regard to the CCRA Sewer Lateral Grant Program, there are currently 22 participants under contract and awaiting construction and 38 have been completed.

Renee Daly, Executive Director, Cambria County Redevelopment Authority contacted the Authority regarding additional funds to continue the program in the amount of approximately \$170,000, which will be on the agenda for approval at the December 2022 meeting.

Ms. Labosky referred members to the GIS dashboard for review as well as the ARPA funding home weatherization information. She referred to the summary, which noted 120 applicants have been approved, 75 are pending, and 117 properties were completed. The GJWA reports are attached.

October 2022 Disbursements:

Cambria Iron Works, \$14,387.64; Grant Partnership Fund, \$3,000; Centre Town Mall, \$1,871.28; Revolving Account, \$393,002.41; Johnstown Regional Sewage, \$761,811.88 for a total disbursement of \$1,174,073.21.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported final inspection of the PennVEST 7 Fairfield Avenue Project is being coordinated.

With regard to the Interceptor Maintenance Projects, the Franklin Street final paving has been completed.

Work continues on the Route 217 project starting on Menoher and continuing up through to East Taylor but paving will not occur until calendar year 2023. The Maple Avenue and Clinton Street portion of that project will be paved in 2023.

No update regarding Hershberger Road or Franklin and Washington Streets.

All siphons were visited with the last month and some are on the schedule for maintenance, in particular from Giant Eagle to the CBL railway yard.

No comments have been received on Progress Report No. 28.

No update on the flow monitoring program.

The NPDES renewal is ongoing but in a holding pattern until after the 1st of the year.

Grant applications are being worked on. Two resolutions were on the agenda for consideration. Mr. Kakabar noted the H2O was the bigger program and should exceed a half million but not over \$20 million, and has a 50 percent match. The smaller program does not exceed half million dollars and has a 15 percent match.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported that he and Mrs. Komar recently participated in mediation for a sewage case.

He noted the preparation and filing of a lot of mortgages for the sewer loan program and the weatherization program. He reviewed all contracts for approval on the agenda.

Mr. Truscello made a motion to approve the Fiscal/Operations Reports. The motion was seconded by Ms. Haselrig and passed by the following vote:

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

SEWAGE OPERATIONS REPORT

The November Report was included in the packet for review.

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF 224 LINEAR FEET OF CHAIN-LINK FENCE AND A SLIDE GATE FOR 116 IRON STREET FROM ESTHERLEE FENCE COMPANY OF NORTH LIMA, OHIO, IN THE AMOUNT OF \$16,482.

Ms. Pasquerilla 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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A PROPOSAL FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE FORMER CAMBRIA ROWE BUSINESS COLLEGE LOCATED AT 221 CENTRAL AVENUE FROM CJL ENGINEERING OF JOHNSTOWN, PA IN THE AMOUNT OF \$101,000.00.

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 A POWER STUDY TO BE PERFORMED WITH CAMCO, AN ARM GROUP COMPANY, IN THE AMOUNT OF \$17,500.00.

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

This is a safety requirement study at the plant.

The motion 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 AUTHORIZING INTERMUNICIPAL SERVICES AGREEMENT WITH THE GREATER JOHNSTOWN WATER AUTHORITY TO PROVIDE SPECIFIC EQUIPMENT SERVICES AS NEEDED.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A GRANT APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY FOR SECURITY, SAFETY AND OPERATIONS IMPROVEMENTS AT THE DORNICK POINT WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$475,000.00

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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A GRANT APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY FOR INSTALLATION OF A SCADA SYSTEM, FINE BUBBLE AERATION SYSTEM, SECURITY AND OPERATIONAL IMPROVEMENT UPGRADES AT THE DORNICK POINT WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$3,500,000.00

Ms. Huchel 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 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).

H. A RESOLUTION OF THE REDEVELOPMENT OF THE CITY OF JOHNSTOWN AUTHORIZING ACCEPTANCE OF A GRANT FROM THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES IN THE AMOUNT OF \$100,000 FOR LANDSCAPING, LIGHTING AND MURALS ALONG THE IRON STREET PORTION OF THE IRON TO ARTS CORRIDOR.

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).

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ACCEPTANCE OF A SETTLEMENT AMOUNT IN THE AMOUNT OF \$150,000.00 IN THE CIVIL SUIT FILED IN 2016 AGAINST KRANICK ENVIRONMENTAL, INC. AND MAR-ALLEN CONCRETE PRODUCTS, INC., ET AL.

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

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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, reminded the authority that as "stewards of taxpayer money" people cannot afford any tax rate increase and asked them to "keep in mind" how money is being spent "because we cannot afford these rate increases".

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

ADJOURNMENT

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