

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, December 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) entered the meeting at 12:02 p.m.

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

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the November 15, 2022 Regular Meeting. 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 Klanchar, Southmont resident, expressed concerns regarding the burden on residents if a rate increase were imposed.

John DeBartola, 1197 Bedford Street, Johnstown, had concerns with government waste and asked the Authority not to vote for a financial advisor and was also opposed to increased fees. He noted the community was already overburdened and stated the Authority was "mismanaging our money" and operates as a "quasi real estate company" with no realtor on the Board.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that EADS has prepared the H2O PA grant and the Small Water and Sewer Grant that the Board had previously approved matching dollars for if the grants are awarded. A resolution on the agenda is regarding a decreased match on one of the grants.

She indicated that HRG has provided the final Rate Study/Fiscal Management Study to the Authority and all members have received a copy.

The weatherization program continues to be very active. Ms. Labosky will provide an update with regard to properties that have received funding and projects that have been closed out.

Mrs. Komar indicated that work has begun on the 2023 Hosanna funds, an additional amount towards property owners.

Two properties remain on Ihmsen Avenue for demolition in Prospect after which that grant will be closed out.

She noted that both the JRA and JRS budgets are completed and pending Board approval today.

Mrs. Komar referred to Resolution D regarding a rate increase also includes the septic and leachate. She stated HRG indicated there would be no increase from this current year, but the increase was only adopted for last year.

An access road update will be provided at next month's meeting from both the engineer and the consultant.

The Executive Director had discussions regarding the Cambria Rowe project and a meeting is scheduled for tomorrow with Dr. Frem to review his needs for the building. A time frame will be presented to the Authority with regard to when drawings would be completed.

She also had discussion with Marissa regarding a land bank and the date to acquire parcels is scheduled for March 24, 2023. A resolution will be needed to present to the Tax Claim Bureau.

Mrs. Komar noted an update for the land bank for Cambria County was provided at the State of the County meeting this morning.

Mr. Pasquerilla inquired about discussions Mrs. Komar had with the S&P regarding the study and the hiring of a financial advisor. Mrs. Komar noted the follow-up meeting was held last week and the rating service was pleased that the Authority had followed through with what was presented last year. The debt service portion of the policy will be included with next month's agenda for further discussion. There was further discussion.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted a resolution on today's agenda with regard to qualifications for a financial advisor. Proposals are to be submitted by Friday, February 10, 2023 and reviewed with Authority members.

Resolution H on today's agenda is a sub recipient agreement with Cambria County to provide additional funds for the sewer lateral grant program bringing the total is approximately \$523,000 in secured CDBG funding for the program.

Ms. Labosky indicated the sewer lateral loan program remains active with over 500 properties being completed to date, and of those, one-fifth have paid their loan balance in full.

The Cambria County grant program continues to be very active as well with 38 properties being completed and another 24 under contract.

She indicated the \$3 million received from the City for the weatherization program has been depleted and the City is budgeting for an additional \$336,000 for the coming year.

She referred members to her report for further discussion of the year-end summary of the Authority's accomplishments, grant fundings received, et cetera.

November 2022 Disbursements:

Cambria Iron Works, \$58,090.06; Grant Partnership Fund, \$13,494.90; Centre Town Mall, \$4,726.15; Revolving Account, \$401,643.56; Johnstown Regional Sewage, \$1,340,829.20 for a total disbursement of \$1,818,783.87.

SANITARY SEWER OVERFLOW REPORT

Michael Grandinetti, Maintenance and Operations Manager, noted monthly meetings continue with staff regarding operations at the sewage plant and including grants applied for.

He referred to a resolution on today's agenda regarding interceptor line cleaning and televising from Clinton Street to Market Street after which a description of repair would be provided.

The sewer lateral program is moving forward and the ARPA weatherization grant has

been very successful for the community and the residents are very appreciative of everything that the City and JRA is doing to assist them.

Mr. Grandinetti had discussion with regard to 14 siphons that he and Mr. Kakabar Visited, which are an integral part of the interceptors. Cleaning and mechanical repairs were noted and requested that the Authority seek an RFP to have the issues resolved. He suggested that three per year be scheduled.

SEWAGE OPERATIONS REPORT

Thomas Kakabar, EADS Group, reported Terra Works completed some punch list items last month related to the Fairfield Avenue project, which included vacuum testing of manholes and sealing some of the larger diameter pipes as part of the abandonment process.

Reminder letters were sent to municipalities regarding the Consent Order and Agreement progress report. Year-end data will be collected and filed the first quarter of next year.

There were inquiries regarding flow monitoring completed in April for which dates and times were submitted. No responses have been received.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported the preparation and filing of a lot of mortgages for the sewer loan program and the weatherization program.

Mrs. Komar commented on an article in yesterday's newspaper regarding a program that the County had received funding along the lines of the weatherization program and advertised for an agency willing to oversee the same type of program for the County. She contacted Renee Daly at the Cambria County Redevelopment Authority regarding a way to work together on the matter. A conference call has been scheduled to find out additional information.

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).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN FIXING A PROPOSED SCHEDULE OF REGULAR MEETINGS AND ADMINISTRATIVE WORKSHOPS FOR 2023 AND AUTHORIZING THE ADVERTISEMENT OF SAME AS REQUIRED BY THE SUNSHINE LAW.

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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN EXTENSION OF THE CONTRACT WITH THE AUTHORITY'S LEGAL COUNSEL THRU DECEMBER 31, 2023.

Mr. Haselrig 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A SEWER RATE INCREASE FOR JOHNSTOWN REGIONAL SEWAGE CUSTOMERS BEGINNING IN 2023.

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

Monsignor Balta noted, since 2014, there had been a reduction credit for those in compliance, and the compliance assistance program with over \$1.2 million helped residents. He stated those who have not completed the water tight assurance will continue to be fined. Monsignor noted it to be the fairest way.

Mr. Pasquerilla noted the new plan of rates equalizes what the commercial entities are paying versus the residents.

Mr. Haselrig commented that despite what some people think, every decision by the Authority is not bad, that it did come to some agreement of making it possible for the residents.

Mr. Truscello commented on the complexity of the matter over a multi-year period and the creative approach taken by the Board in working with numerous municipalities. He complimented Monsignor on the handling of the very complex sewage matter. There was further discussion.

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 APPROVING MODIFICATIONS TO SEWER RATES FOR ALL RESIDENTIAL AND COMMERCIAL CUSTOMERS AND ALSO MODIFICATIONS TO SEPTAGE AND LEACHATE ACCEPTANCE FEES WITHIN THE JOHNSTOWN SEWAGE RATES, RULES AND REGULATIONS.

Mr. 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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A BUDGET FOR OPERATION OF THE JOHNSTOWN REGIONAL SEWAGE SYSTEM FOR FISCAL YEAR 2023.

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

Ms. Huchel commended staff for their continued hard work but did not feel it would be in good conscience to approve a salary increase at the same time rates are being raised to the ratepayers and would be voting no on the resolution.

Mr. Pasquerilla was in support of the increases.

Tuesday, December 20, 2022
Stated Meeting, continued

7 of 9

Monsignor commented more and more staff responsibilities have been added and is reluctant but stated "it's the right thing to do".

The motion passed by the following vote:

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

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2023.

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, Mr. Pasquerilla, Mr. Truscello (4).
Nays: Ms. Huchel (1).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE REQUESTS FOR QUALIFICATIONS FOR FINANCIAL ADVISORY SERVICES FOR THE YEARS: 2022 AND 2023.

Mr. 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).

H. A RESOLUTION OF THE REDEVELOPMENT OF THE CITY OF JOHNSTOWN APPROVING THE SUBRECIPIENT AGREEMENT WITH CAMBRIA COUNTY TO PROVIDE COMMUNITY BLOCK GRANT PROGRAM FUNDS FOR RESIDENTIAL SEWER LATERAL REPLACEMENT FOR COMMUNITIES OUTSIDE OF THE CITY OF JOHNSTOWN.

Mr. Haselrig 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).

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING RESOLUTION NO. 4776 PASSED NOVEMBER 15, 2022, A GRANT APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY FOR SECURITY, SAFETY AND OPERATIONS IMPROVEMENTS AT THE DORNICK POINT WASTEWATER TREATMENT PLANT CHANGING THE APPLICATION AMOUNT FROM \$475,000.00 TO \$403,750.00.

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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND ACCEPTING THE PROPOSAL SUBMITTED BY RDM JOHNSTOWN, LLC FOR SANITARY SEWER INTERCEPTOR CLEANING AND CCTV PROJECT TO THE JRS INTERCEPTOR LINE ON WASHINGTON STREET FROM CLINTON STREET TO MARKET STREET IN THE AMOUNT OF \$13,000.

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

The Executive Director noted that included in the resolution is the response received from RDM but she had wanted members to see all four proposals received.

The motion passed by the following vote:

Yeas: Monsignor Balta, Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla,
Mr. Truscello (5).

Nays: None (0).

K. 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:

Tuesday, December 20, 2022
Stated Meeting, continued

9 of 9

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

Mr. Pasquerilla on behalf of the Authority members and staff presented Monsignor Balta with a plaque with the following inscription: For your unwavering support and unrelenting guidance to lead our path to success you're being honored with much appreciation and gratitude, from the JRA team. Mr. Pasquerilla commented further and then stated "very few people know what he has done" to keep JRA going.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, thanked Ms. Huchel for not voting a rate increase. He thanked Monsignor for his 15 years of service and acknowledged what he went through with the FBI investigation of Mr. Repak.

Mr. DeBartola commented he was disappointed with the hiring of a financial advisor and rate increase.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:39 p.m.



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



BRUCE HASELRIG,
SECRETARY