

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, February 21, 2023

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Mark Pasquerilla, Chairman, called the meeting to order at 12:00 p.m. The Pledge of Allegiance was recited. Chairman Pasquerilla offered the invocation.

The following members of the Authority were present for roll call:

Mr. Pasquerilla, Mr. Haselrig, Mr. Truscello, Ms. Rae (4).  
Absent: Ms. Huchel (1).

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

Ms. Rae made a motion to approve the Minutes of the January 17, 2023 meeting. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, Johnstown, had questions with regard to Agenda Item F and inquired if there is a list of the properties being bought and how could one look at that list. He noted a Right to Know Request has been filed regarding the matter. The Executive Director will provide a list to Mr. DeBartola.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that the weatherization program has been officially closed and the remaining funds will be allocated, and final inspections will continue over the next six months.

Three responses have been received with regard to the financial advisor position, and those include Wessel and Company, Johnstown, PFM, Harrisburg, and Raymond James, Lancaster. It was noted all three companies will receive interviews and an update would be provided at the next meeting.

Mrs. Komar indicated that JRA is partnering with the Cambria County Redevelopment Authority for the additional \$1.7 million for residential Rehabilitation, and a grant was submitted on January 30, 2023. She indicated that with the size of the City's population, 15 more applicants would be able to go through the weatherization program.

Mrs. Komar noted that inspections have begun for the 2023 Hosanna funding. She noted that 15 properties were inspected, and construction should begin within the next few months.

Demolition in Prospect has been completed and removal of concrete asphalt pads will be removed within the next three weeks.

David Sapolich was willing to increase his bid from \$15,000 to \$20,000 for the Second Avenue property. A resolution is pending Board approval.

Executive Director Komar stated, pending Board approval, there were four properties of interest to residents in the March 24 private sale, for which two Board members would need to attend. The properties include 330 Horner Street and vacant lot beside it, and 157 Hammer Avenue, a vacant lot, and 528 Leroy Street, one-half of a double house.

The operation and maintenance contract for the Sewage Treatment Plant expires December 31. Staff and engineers are working on an RFP. Two Board members, Mr. Truscello, and Mr. Haselrig will move forward in the process with the engineer and staff.

Demolitions in Old Conemaugh Borough and Hornerstown have begun.

An update from the Community Foundation indicated that the donor wants to continue to eliminate blight. Those applications will be processed over the next few months.

Mrs. Komar requested all ethics forms be returned as soon as possible.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred members to the list of Grant Funding Updates for further review.

She noted two resolutions on the agenda pertaining to the Ameriserv CDs. Pending Board approval, Ms. Labosky would like to close the CDs and transfer the dollars to the Municipal Now checking account also held at

Ameriserv. The interest rate on the CDs is 0.1, and the Municipal Now checking currently has an interest rate of 4.2, \$84,000 as opposed to \$1,500.

Also on the agenda is a trigger resolution regarding JRA's electric energy supplier, which means the Board would be giving approval to shop for electricity at a live auction on Monday, February 27, 2023. She noted contract times and maximum price for kilowatt hour are listed. The current contract with IGS will expire at the end of 2023. The resolution has been reviewed by Attorney Barbin.

The Sewer Lateral Assistance Program is very active, and members were referred to information in the report for further review.

Ms. Labosky has included a pie chart in her report for further review.

January 2023 Disbursements:

Cambria Iron Works, \$4,025.69; Grant Partnership Fund, \$31,448.11; Centre Town Mall, \$2,740.15; Revolving Account, \$412,964.71; Johnstown Regional Sewage, \$923,002.10 for a total disbursement of \$1,374,180.76.

Mr. Truscello thanked Ms. Labosky for the additional information in the grant funding update.

### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, provided an update of interceptor sewer system programs ongoing. PennVEST 7, Fairfield Avenue, has a final inspection and DEP closeout activity.

Regarding Interceptor Maintenance Projects, the 271-paving project remains for 2023.

There are plans to clean siphons on Broad Street and Iron Street locations.

Mr. Kakabar referred to the change order request on the agenda for the Clinton Street project to conduct an additional 1,100 feet of relining along Washington Street, from Bedford Street to Market Street, along with installation of a new manhole rather than a spot repair at the location.

Mr. Grandinetti indicated that PennDOT will be repaving in early spring, so this matter has to be moved on quickly.

Mr. Kakabar indicated that Report #29 was prepared and submitted to DEP

with copies to member systems by due date on January 30, 2023.  
The NPDES renewal is ongoing.

There have been questions on the DCED grants. Grant applications have been filed and the questions are being addressed as they come in.

The Chapter 94 Report, relative to information from member systems and performance at the plant, is due the end of March 2023.

There are no active projects at the Wastewater Treatment Plant.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager noted there are two requests for RFPs to be sent out for service agreements.

He noted a joint fire drill with the City of Johnstown and West Taylor Township so emergency personnel can be more familiar with the plant. A meeting and walkthrough will be held soon.

Jar testing, a method used to determine the proper polymer used in the centrifuge, is being conducted at the plant. A number of vendors will be brought in to explain the process and determine the best product to be used. Price and performance are being considered.

Mr. Grandinetti indicated that preparation for the new RFP for the sewage plant contract continues internally.

Weatherization and sewer lateral programs continue, and post and pre-inspections are being done for both.

He noted an inspection of siphons by the GJWA would be held in the near future.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted that Resolution A on the agenda is a license agreement with Ferguson Enterprises who purchased Pipelines for the leased space at 116 Iron Street. He has reviewed the license agreement provided by Ferguson and recommended approval.

Resolution B, a Declaration of Covenants, involves a grant provided by the state to repair the roof of the Cambria Iron Works, Lower Works. The JRA

agrees that for a period of at least 15 years no substantial changes in the building would be made without the consent of the State Historical and Museum Commission. Attorney Barbin recommended approval.

Resolution C is regarding the State Theater Lease was approved previously with a blank dollar amount for the rent and now is being offered for approval of \$1100-some per month rent. Mrs. Komar noted a blank in the previous resolution of the grant amount to be received by the City and now that can be filled in for \$150,000.

Resolutions H, I and J are all bids.

Resolution M authorizes advertisement for RFPs no later than March 15, 2023 for the City treatment plant operations.

Attorney Barbin discussed two motions, the first in connection with Resolution M. He recommended approval of the motion. The motion is as follows:

Mr. Truscello made a motion to authorize the Executive Director to engage the services of Calvin Webb in connection with the RFP process and eventual contract negotiations for operation services at the Dornick Point Sewage Treatment Plant at a rate of \$200 per hour and \$250 per hour if litigation is required. The motion was seconded by Ms. Rae and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

Attorney Barbin had discussion of the lawsuit filed by Ms. Zipporah Najjar regarding the demolition of a small storage building she owned next to King Furniture in Old Conemaugh Borough which could involve the potential for substantial litigation. He recommended the services of the Spence Custer law firm. The motion is as follows:

Mr. Truscello made a motion to authorize the Executive Director to engage the services of the Spence Custer law firm regarding this lawsuit at an hourly rate of \$200 per hour. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

Attorney Barbin noted he has prepared deeds for Resolutions O, the sale of the Sherman Street property, and Resolution P, the sale of the Second Avenue property in Cambria City.

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

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

Nays: None (0).

#### RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE CHAIRMAN TO SIGN A LICENSE AGREEMENT AS LANDLORD WITH FERGUSON ENTERPRISES, LLC, WHO PURCHASED PIPELINES, INC. JANUARY 30, 2023 FOR THE LEASED SPACE AT 116 IRON STREET, JOHNSTOWN, PA.

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

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

Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE CHAIRMAN TO SIGN A DECLARATION OF COVENANTS WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION AS THE GRANT RECIPIENT FOR THE CAMBRIA IRON WORKS, LOWER WORKS.

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

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

Nays: None (0).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN UPDATING THE PROPOSED LEASE AGREEMENT WITH THE STATE THEATER FOUNDATION, RESOLUTION NO. 4765 PASSED SEPTEMBER 20, 2022.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE CLOSING OF TWO (2) CDs WITH AMERISERV FINANCIAL. THE FUNDS SHALL BE TRANSFERRED TO THE AMERISERV FINANCIAL MUNICIPAL NOW CHECKING ACCOUNT.

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

Yeas: Ms. Rae, Mr. Truscello, Mr. Haselrig (3).  
Nays: None (0).  
Abstention: Mr. Pasquerilla (1).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE CLOSING OF ONE (1) CD WITH AMERISERV FINANCIAL. THE FUNDS SHALL BE TRANSFERRED TO THE AMERISERV FINANCIAL MUNICIPAL NOW CHECKING ACCOUNT.

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

Yeas: Mr. Haselrig, Ms. Rae, Mr. Truscello (3).  
Nays: None (0).  
Abstention: Mr. Pasquerilla (1).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LAND BANK AT THE PRIVATE TAX SALE TO BE HELD AT THE CAMBRIA COUNTY TAX CLAIM BUREAU MARCH 24, 2023.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT N. 2023-WWTP-1 FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Truscello, Mr. Haselrig (4).  
Nays: None (0).

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT 2023-WWTP-2 FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT TREATMENT PLANT.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT FOR RFPs FOR CONTRACT 2023-WWTP-3 TO PROVIDE GENERAL, MECHANICAL, AND INDUSTRIAL ELECTRIC SERVICE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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



Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Truscello, Mr. Haselrig (4).  
Nays: None (0).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ONE-YEAR EXTENSION OF CONTRACT NO. 2019-WWTP-1 TO LINDE, INC. FOR THE BULK PURCHASE OF LIQUID OXYGEN FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING CHANGE ORDER #2 TO THE CLINTON STREET INTERCEPTOR REHABILITATION PROJECT, CONTRACT NO. 2020-INT-1.

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

Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Truscello, Mr. Haselrig (4).  
Nays: None (0).

M. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE REQUESTS FOR PROPOSALS FOR THE OPERATION, MAINTENANCE AND MANAGEMENT OF THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

Mr. Truscello noted this resolution is in accordance with the Authority's procurement policies.

N. 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 Ms. Rae and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

O. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 722 SHERMAN STREET, TAX MAP NOS. 76-008.-126.000.-76-008.-127.001. AND 76-008.-127.002 TO THE WOMEN'S HELP CENTER, INC. OF JOHNSTOWN, PA FOR \$24,867.75.

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

Mrs. Komar indicated this involves transitional housing. The two vacant lots beside 722 Sherman Street are included.

The motion passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

TABLED MATTERS-July 19, 2022

P. 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.

Mr. Haselrig made a motion to remove from table. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

P. 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 \$20,000.

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

There was further discussion.

The motion passed by the following vote:

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

Nays: None (0).

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, stated his Right to Know request contained expenses for 416 Main Street and noted no real estate taxes were paid. There is a clause in the lease regarding that matter, and the real estate taxes should be paid on the portions of the building that are rented. He inquired about Mr. Repak and the Xena Corporation and why it was still being used, given Mr. Repak's history of corruption, and will Chairman Pasquerilla be taking it over.

Mr. DeBartola found it "very disheartening" that the insurance company was being asked to pay for the improper demolition, and that JRA needed to take responsibility. Attorney Barbin commented that JRA did not make the mistake. He explained the Xena Corporation was created when the Pasquerilla Center was built, the grocery store was acquired, and the City received a grant to build the parking garage. Due to the terms of the grant, the City could not buy the footprint of the parking garage from JRA, that if it was transferred to a nonprofit corporation, the grant could pay the nonprofit corporation. JRA purchased the apartment complex, the grocery store, what used to be the Center Town Mall, tore them down, sold the land to the City for the parking garage, and Xena Corporation was created in order to do that.

ADJOURNMENT

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

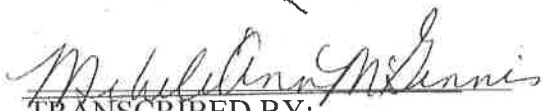
Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Truscello, Mr. Haselrig (4).

Nays: None (0).

Tuesday, February 21, 2023  
Stated Meeting, continued

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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