

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, March 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, Ms. Huchel, Ms. Rae, Mr. Truscello (via telephone) (4).  
Absent: Mr. Haselrig (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.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

John DeBartola, 1197 Bedford Street, Johnstown, requested additional information regarding Agenda Item A, the State Theater Lease and Agenda Item D, Financial Advisory Services by Wessel and Company for the 2023–2024-time frame.

MINUTES

Ms. Rae made a motion to approve the Minutes of the February 21, 2023 meeting.  
The motion was seconded by Ms. Huchel and passed by the following vote:

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

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that Cambria County has received \$1.7 million to continue the weatherization program throughout Cambria County. She indicated that JARI will oversee the workforce development portion and that JRA will implement the weatherization program.

Mrs. Komar indicated that an RFP for a financial advisor resulted in the review of three applicants. The rating scale and response is included in member packets.

She stated JRA continues to provide funding for boroughs and townships throughout Cambria County for the sewer lateral grant program. She asked members to remind residents that this program is available to those who meet the requirements.

Hosanna Industries, along with partnering with the JRA, is also partnering with the Women's Help Center. A structure located right beside the center has been acquired and volunteers are being recruited to assist in this process on April 3 and April 6, 2023.

Mrs. Komar stated, pending Board approval, 15 solar lights will be installed along the Iron Street Trail from funding received from the Community Foundation. JRA has also partnered with the Cambria County Library for Story Walk. Volunteers from Martin Baker will provide volunteers to address the railing missing along the fence line.

She noted receipt of an email from Larissa, Director of the Cambria County Tax Claim Bureau regarding two properties JRA was interested in purchasing which have been removed from sale pending legal action, and there are two more if the Board would be interested in moving forward with which would be acquired through the Land Bank.

Ms. Huchel made a motion to amend the agenda to add additional parcels. The motion was seconded by Ms. Rae.

Mr. Truscello requested additional information on the two properties. Mrs. Komar indicated both are homes, one being a duplex located at 128-130 Cook Street and the other is 518-520 Ash Street.

The motion passed by the following vote:

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

Nays: None (0).

Ms. Huchel made a motion to authorize the Executive Director to acquire the two properties. The motion was seconded by Ms. Rae and passed by the following vote:

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

Nays: None (0).

Mrs. Komar reported the Operation and Maintenance Contract for the Sewage Treatment Plant was advertised PennBid starting last Wednesday. She would keep the Board updated regarding that matter.

Demolition continues in the Old Conemaugh Borough section of Johnstown and is completed in Hornerstown. The Community Foundation has asked if JRA would be willing to oversee and partner with the Cambria County Redevelopment Authority for \$50,000 worth of demolition in East Conemaugh and Dale Borough which JRA has done in the past. Mrs. Komar has contacted both entities regarding the matter and a meeting is scheduled for this Thursday, March 23, 2023 in East Conemaugh.

The Executive Director commented that Resolution A, which updates the State Theater Lease Agreement. A lower insurance cost was obtained but the State Theater Foundation would be given the opportunity to have their own policy with the theater itself. She noted a presentation by IMAX confirming their interest in Johnstown and the State Theater.

Mrs. Komar received an update regarding the environmental covenant for CMA including photographs of construction of the structural beam at 106, the pattern shop, and photo categorization of the tools that JRA owns from Bethlehem Steel.

Ms. Huchel inquired about the hiring of a financial advisor being routine. Mrs. Komar explained it was done at the recommendation of S&P to help improve the Authority's bond rating.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred members to the list of Grant Funding Updates for further review. Several projects are anticipated to be closed out over the next few months.

Ms. Labosky reported that the Cambria County Sewer Lateral Assistance Program is moving along very well, and that the Sewer Lateral Compliance Loan Program has slowed down. She requested that the GJWA place a message on the billings regarding the program.

She noted the GIS Dashboard is attached for review along with the ARPA Weatherization Program chart.

A resolution for electric supplier was approved at the February meeting and the numbers came in better than initially expected. A 36-month contract

was signed with Smartest Energy at a rate of .05579. The current contract will expire at the end of this year.

She noted several resolutions on the agenda. Resolution B is pertaining to approval of a contract with Snyder Brothers for the natural gas accounts at the plant and other various JRA accounts. Ms. Labosky suggested approval of a 36-month contract at a rate of 4.58. Resolution C is pertaining to the PA One Call supporting Pennsylvania Safe Digging Month. Resolution D is regarding approval of the proposal from Wessel and Company for financial advisory services.

She will update Authority members regarding the 2022 Audit.

February 2023 Disbursements:

Cambria Iron Works, \$15,706.30; Grant Partnership Fund, \$25,732.00; Centre Town Mall, \$5,444.45; Revolving Account, \$292,485.68; Johnstown Regional Sewage, \$741,727.00 for a total disbursement of \$1,081,095.43.

#### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, provided an update of interceptor sewer system programs ongoing. Regarding PennVEST 7, Fairfield Avenue, Mr. Kakabar referred to a change order from the contractor on the agenda for work-related to the backfill material and relocation of the soil that was excavated to an alternate site while the contracted site was under maintenance. Final payment application and DEP inspection would then follow.

Regarding Interceptor Maintenance Projects, the 271 paving project is back out in the seasonal work zone. An inventory of the manhole frames and covers that might need adjusted is being compiled. Riser rings would be utilized.

Siphons continue to be cleaned.

A highway occupancy permit was received last week. PennDOT will begin its paving schedule starting April 17, 2023 which means "crunch time" with the installation of new manhole on Washington Street.

Mr. Kakabar indicated that Progress Report #29 was submitted and no comments have been received as of yet.

He reported no activity on the flow metering program.

The NPDES permit is anticipated to be submitted by the end of April and at the latest the end of May 2023.

Comments have been received from DCED on the first round of the H2O Small Water Grants

The Annual Waste Load Management Report or Chapter 94 Report is underway and will be submitted before the end of March 2023.

There are no active projects at the Wastewater Treatment Plant.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported service agreements continue to be reviewed.

Mr. Grandinetti referred members to information regarding a hood system over the influent which was fabricated by the in-house staff. Estimates were received in the area of \$90-some thousand and staff was able to complete the project for under \$30,000.

A meeting will be held next week with the plant manager, City Fire and the West Taylor Fire Chief regarding emergency response at the Dornick Point Treatment Plant.

A number of vendors participated in Jar testing, a method used to determine the proper polymer used in the centrifuge with the end goal being cost and performance. He will keep Authority members updated on the matter.

Mr. Grandinetti noted ongoing preparation for the new RFP for the sewage plant.

The manager noted two resolutions on the agenda for chemicals at Dornick Point and a service agreement for Cleveland Brothers regarding an emergency generator.

He reiterated information regarding coordination with the Cambria County Library and new solar lighting along Iron Street.

Sewer lateral and weatherization grants continue. Mr. Grandinetti anticipates the siphon inspection sometime in April of 2023.

The Executive Director explained that the Authority had to show proof that it has the

remaining match dollars in the amount of \$3.5 million for the H2O and Small Water Grants. Local senators and congressmen have been working on some community projects in Cambria County and the project at the top of the list is the sewage treatment plant. She indicated that a community project application was recently submitted to Congressman Joyce and both Senators Casey and Fetterman's office.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported being close to being finished with the Act 2 Certification at Lower Cambria regarding property leased through CMA and property sold to Johnstown Hydraulics.

He noted review of Resolution B regarding the natural gas contract and a few changes in the standard contract language.

He noted review of the chemical bids at Resolutions E and F.

Resolution I regarding the change order for Terra Works on the Fairfield Avenue Project is not one for debate.

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

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

### RESOLUTIONS AND MOTIONS

A. 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. Huchel and passed by the following vote:

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

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF A CONTRACT WITH SNYDER BROTHERS TO BE THE INDEPENDENT RETAIL

SUPPLIER OF NATURAL GAS FOR THE DORNICK POINT  
WASTEWATER TREATMENT PLANT AND THE VARIOUS  
REDEVELOPMENT AUTHORITY NATURAL GAS ACCOUNTS.

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

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY  
OF JOHNSTOWN SUPPORTING "PENNSYLVANIA SAFE DIGGING  
MONTH" PENNSYLVANIA ONE CALL, CELEBRATING OVER 50  
YEARS OF CONTINUOUS SERVICE.

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

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

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY  
OF JOHNSTOWN APPROVING A PROPOSAL FOR FINANCIAL  
ADVISORY SERVICES FROM THE FIRM OF WESSEL & COMPANY  
FOR THE YEARS 2023 AND 2024.

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

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY  
OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO.  
2023-WWTP-1 TO UNIVAR OF MORRISVILLE, PA, FOR THE BULK  
PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT  
WASTEWATER TREATMENT PLANT.

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

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

- F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2023-WWTP-2 TO UNIVAR OF MORRISVILLE, PA, FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT TREATMENT PLANT.

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

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

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A PM SERVICE CONTRACT WITH CLEVELAND BROTHERS IN THE AMOUNT OF \$1,934.00 FOR THE EMERGENCY GENERATOR AT THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

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

- H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE FOR REQUESTS FOR PROPOSALS FOR SOLAR LIGHTING ALONG THE IRON STREET TRAIL.

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

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

- I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING CHANGE ORDER #3 TO THE FAIRFIELD AVENUE INTERCEPTOR REHABILITATION PROJECT, CONTRACT NO. 2018-INT-1.

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



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

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY  
OF JOHNSTOWN AUTHORIZING PAYMENT OF CERTAIN  
OBLIGATIONS RELATED TO SEWER OPERATIONS IN  
ACCORDANCE WITH STANDING RESOLUTION NUMBER 3869.

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

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

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla congratulated Ms. Huchel on her alma mater being the basketball  
powerhouse in the world with men's and women's both advancing to the  
Sweet 16.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)


John DeBartola, 1197 Bedford Street, noted he had sent a Right to Know request to  
the Executive Director's attention. Mrs. Komar noted receipt of same. He  
also requested resolve of the Xena Corporation matter.

ADJOURNMENT

Ms. Huchel made a motion to adjourn. The motion was seconded by Ms. Rae and  
passed by the following vote:

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

There being no further business, the meeting was adjourned at 12:36 p.m.

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

  
BRUCE HASELRIG,  
SECRETARY