

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, April 18, 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, Ms. Huchel, Ms. Rae, Mr. Truscello (5).

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

MINUTES

Mr. Truscello made a motion to approve the Minutes of the March 8, 2023 Special Meeting and March 21, 2023 Regular Meeting. The motion was seconded by Ms. Huchel.

A correction to the March 21, 2023 Regular Meeting Minutes was noted.

The motion passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that the Weatherization Program through the Cambria County Redevelopment Authority will begin May 1, 2023. An agreement regarding the program will be on next month's agenda for approval. The agreement has already been approved by the County and sent it back to the state. Mrs. Komar commented JRA will not have applications but those could be obtained through the County Redevelopment Authority. Funds would be disbursed according to population. JARI will

oversee the workforce development.

Mrs. Komar reported that she and Attorney Barbin had a conversation with the legal team for Duke LifePoint regarding the State Theater transfer noting that utilities and subdivision need to be addressed. Options for an electrical panel would need to be addressed. There was additional discussion regarding the matter.

She noted that the Authority continues to provide funding for the boroughs and townships in Cambria County for the lateral program. These smaller municipalities are requested to advise their residents that these dollars are available for low-income families.

Hosanna Industries had a great turnout for its Blitz Build at the Women's Help Center on Napoleon Street.

The Executive Director noted a company provided a cost under the bidding requirement for 15 solar lights for the Iron Street Trail, and she awaited a proposal back from that company. More information would be provided at next month's Board meeting.

Martin Baker would be providing the volunteer services to install the missing fence pieces along Iron Street and would also provide all the materials. Mrs. Komar was requested to draft a formal letter of thank you from the Board.

Mrs. Komar reported that four properties were purchased at the private sale and are pending Board approval to the responses received through the Land Bank. Letters indicating that they would compensate JRA for the overall cost of everything that the Authority had funded through the sale are attached to the resolutions within the Board's packet. Approval today would allow the Authority to move forward to get those properties back into re-use.

The operation and maintenance contract pre-bid as well as plant tour were last Wednesday. Mr. Kakabar did a wonderful job working with the four contractors in attendance.

Demolition in Old Conemaugh Borough continues. Pending Board approval the Community Foundation would like to provide a \$50,000 grant for East Conemaugh and Dale Borough.

Aspire Grants updated all documents for EDA submission needed for the Cambria Rowe Project which was approved by Dr. Frem. Drawings and new costs estimates have been received from CJL. Mrs. Komar will move

forward with the matter. Authority members would receive updates regarding the matter.

FINANCE DIRECTOR'S REPORT

Mrs. Komar, on behalf of Ms. Labosky, read the March 2023 disbursements into the record as follows:

Cambria Iron Works, \$3,871.45; Grant Partnership Fund, \$20,465.00; Centre Town Mall, \$7,441.85; Revolving Account, \$214,886.49; Johnstown Regional Sewage, \$794,087.57 for a total disbursement of \$1,040,752.36.

Ms. Labosky's full report was included in member packets for review.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, provided an update of interceptor sewer system projects ongoing. Regarding PennVEST 7, Fairfield Avenue, Mr. Kakabar reported no update other than very minor closeout activities on the project.

Regarding Interceptor Maintenance Projects, the Route 271 paving project, Clinton Street and Maple Avenue Interceptor, Mr. Kakabar reported some inventory work had been completed. Four manholes and two well points will be monitored for grade adjustment purposes.

Staff continues to be assisted with plans to clean siphons.

A new manhole was installed on Washington Street in accordance with a change order approved last month to Snyder Environmental. PennDOT will begin the paving project next week. Mr. Kakabar reported that 1,100 feet of 24" pipe remains to be completed within the manholes accessible for the project.

Mr. Kakabar had no update on Progress Report #29 which was submitted to DEP on January 30, 2023.

No update on the flow monitoring program which has been suspended.

The NPDES renewal was ongoing with minor laboratory work to fill in the gaps, so the application could be submitted.

Questions regarding DCED H2O and Small Water System grants were being responded to accordingly.

Mr. Kakabar reported that with regard to the Annual Waste-Load Management Report (Chapter 94 Report) a chart and graph have been provided in Board member packets for further discussion of the flow reduction program that is approaching 2 million gallons per day of less flow at the plant. He noted this was a good sign and a testament to the work that had been done and "we are on track" and the goal should be to continue the efforts.

There are no active projects at the Wastewater Treatment Plant except for the RFP for Operation, Maintenance and Management of the plant.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported he conducts daily inspections of the work on Washington Street. Four or five manholes may need to be adjusted on the Route 271 project.

Mr. Grandinetti reported the ARC Flash Study continues and information has been received from Penelec to help the contractor in the matter.

Several meetings have been held over the past two weeks with the emergency response teams to establish a protocol with regard to emergency response at the plant. There have been conversations with Inframark and Blackline regarding a hand-held safety monitor for all employees to wear at the Dornick Point Plant. He explained that 911 would contact the Johnstown Fire Department as the first responder regarding any emergency at the plant. The plant building would be outfitted with an accessible key for access. A tour of the plant would be held within the next few weeks with the Johnstown Fire Department and West Taylor Fire Company.

Jar Testing, a method used to examine all chemicals, will help assist in the proper product to be purchased.

Mr. Grandinetti reiterated that the Washington Street Interceptor has been completed.

The General Mechanical Industrial Electrical Service Contract will be on
next
month's agenda for approval.

He noted working with Robert Meeder, consultant for the ARC grant. The Authority is collaborating with Cambria Veterinary Care to utilize a

particular parcel off of Iron Street to build a large animal hospital.

Mr. Grandinetti reported that Beginnings and the Cambria County Library will install storybook signs along the Iron Street Walking Trail. He noted working with the City to establish an herbicide treatment for weeds and maintenance of the trail throughout the summer.

He noted his attendance at the mandatory pre-conference and walking tour of the Dornick Point Treatment Plant.

The sewer lateral as well as the ARPA Weatherization Programs continue.

A siphon inspection is tentatively set for end of April, early May.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported working with Ms. Labosky on mortgages for the weatherization and lateral.

The Act 2 Certification for Lower Cambria which has been ongoing since 2003 will come to an end. Johnstown Hydraulics is awaiting a response from DEP.

JRA's covenant covering the Center for Metal Arts is ready to be signed and will then be submitted to DEP.

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

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

Nays: None (0).

RESOLUTIONS AND MOTIONS

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO SIGN A GRANT AGREEMENT WITH THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES FOR A \$50,000 GRANT FROM THE COMMUNITY FOUNDATION FUND FOR BLIGHT DEMOLITION IN EAST CONEMAUGH BOROUGH AND DALE BOROUGH AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ALLOCATE THE FUNDS ACCORDINGLY BASED ON THE WRITTEN

GRANT APPLICATION.

Ms. Rae 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, Ms. Rae,
Mr. Truscello (5).
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. JRA-FY-2023-1 FOR THE DEMOLITION OF FOUR (4) RESIDENTIAL PROPERTIES IN EAST CONEMAUGH BOROUGH AND DALE BOROUGH USING GRANT FUNDS RECEIVED FROM THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES.

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

Mrs. Komar explained it would be the same process and before, and the only thing different is the way it was advertised through PennBid has worked "wonderfully" and would like to continue utilizing that service for the bidding process. She noted there may be another property added which would require another approval. It was noted the motion could be amended to say "up to six" rather than coming back for further approval.

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

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

The amended motion passed by the following vote:

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 534-536 RUSSELL AVENUE, TAX MAP NO. 87-022.-232.000 TO PENN HOLDING ONE, LLC. OF DUNCANSVILLE, PA, FOR THE TOTAL COST TO THE AUTHORITY.

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

Executive Director suggested a meeting to make a decision moving forward with these properties. Future discussions should include more detail with regard to investment, how many properties are owned and were rehabbed or if the Authority would like it to be a dollar amount.

The motion passed by the following vote:

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

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 518-520 ASH STREET, TAX MAP NO. 77-012.-305.000 TO KELLY FRANCIS OF JOHNSTOWN, PA, FOR THE TOTAL COST TO THE AUTHORITY.

Mr. Truscello 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, Ms. Rae,
Mr. Truscello (5).
Nays: None (0).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 157 HAMMER AVENUE, TAX MAP NO. 78-018.-313.000 TO CHRISTOPHER AND KAREN SHERIDAN OF JOHNSTOWN, PA FOR THE TOTAL COST TO THE AUTHORITY.

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

Mrs. Komar commented this property is an example of a demolition, side lot and land bank project all combined. Foundation dollars were received to demo the property and the adjacent property owner has been maintaining the property and now is seeking to acquire it through the land bank.

The motion passed by the following vote:

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

Nays: None (0).

- F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 528 LEROY STREET, TAX MAP NO. 98-019.-108.000 TO FRANK BARBER, JR. OF JOHNSTOWN, PA FOR THE TOTAL COST TO THE AUTHORITY.

Ms. Huchel 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, Ms. Huchel, Mr. Pasquerilla, Ms. Rae,
Mr. Truscello (5).

Nays: None (0).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LANDBANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JUNE 2, 2023.

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

The Executive Director explained documents approved a while back explains the process and gives an example letter. It will be added to the website as a separate category. She suggested a meeting between these buyers and staff for further discussion. It was noted an ad was placed in the newspaper for all four of the LandBank properties.

The motion passed by the following vote:

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

Nays: None (0).

- H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN EXECUTING A COOPERATION AGREEMENT FOR DEMOLITION SERVICES BETWEEN THE REDEVELOPMENT AUTHORITY AND THE CITY OF JOHNSTOWN.

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

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

I. 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 NO. 3869.

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

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

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla noted for the record that a letter was received from the United Steelworkers regarding unionized workers at the plant. Members were asked to review same. The letter was requested to be attached to the minutes.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT


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

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

Tuesday, April 18, 2023
Stated Meeting, continued

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There being no further business, the meeting was adjourned at 12:41 p.m.



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



BRUCE HASELRIG,
SECRETARY