

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, May 16, 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. Rae (3).
Ms. Huchel and Mr. Truscello (2) were not present at the commencement of the meeting.

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

Also in attendance was Joel Valentine, Wessel and Company and Jerry Shupe, Vice President of the Eastern Region of Inframark.

MINUTES

Mr. Haselrig made a motion to approve the Minutes of the April 18, 2023, Regular Meeting. The motion was seconded by Ms. Rae and passed by the following vote:

Yeas: Mr. Pasquerilla, Mr. Haselrig, Ms. Rae (3).
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 began May 1, 2023 and staff continuously works with municipalities and residents. She stated that pending Board approval today applications that had previously been refused will be processed per the contract between JRA and the County.

Duke LifePoint's legal team provided proposed agreements between the JRA

and the Theater Foundation which will be reviewed by Counsel.

Mrs. Komar indicated that JRA continues to provide funding for the boroughs and the townships with the lateral grant program. Information would be provided to the Tribune after today's meeting.

Hosanna Industries continues to work with JRA and the new round of funds from the 1889 Foundation. One hundred-plus volunteers will be brought in by Hosanna to address these properties.

Pending Board approval, 15 lights funded by the Community Foundation will be installed along the Iron Street Trail

Martin Baker volunteer group addressed all issues with the fencing along Iron Street. A letter was drafted from JRA and sent on behalf of the Authority to Martin Baker.

Four properties purchased through the Land Bank are in the process of being transferred into private owners approved at last month's meeting.

(Whereupon Ms. Huchel entered the meeting at 12:06 p.m.)

Questions and answers continue with the operation and maintenance contract and the last day for clarification questions is May 22, 2023.

Mrs. Komar reported that pending Board approval demolition of four properties will begin in East Conemaugh and Dale Borough through the Community Foundation funding. The low bidder came in around \$48,000 and the grant was for \$50,000.

Aspire grants updated information for EDA regarding the Cambria Rowe Project. Dr. Frem approved the revision and signed the beneficiary document which will be provided to EDA.

Closing is scheduled for May 19, 2023 regarding two businesses on the 500 block of Main Street and one new business has opened. All received business façade funding through the Community Foundation, and there is enough funding left for one more façade on that 500 block.

Executive Director Komar reported a conversation with Lisa Milsop, the water quality specialist from DEP who provided positive feedback regarding the Sewage Treatment Plant.

She reported meeting with Dana Mikesic from PennVEST regarding updates to the lateral program. The representative was provided with a copy of the Engineer's flow report from last month's meeting.

PRESENTATION

Joel Valentine, Wessel and Company, provided a financial update. He noted his firm would like to provide help with forecasting and other strategic items over the next few months.

Mr. Valentine reported the financials are in "good shape" with regional sewage cash balance of \$6.3 million, an increase of approximately \$143,000 over the prior month. He reviewed Budget to Actuals, commenting the Authority is trending right on the revenue analysis. Expenses are currently trending a little under budget.

Mr. Pasquerilla commented that Wessel has helped the County with ratings quite a bit. Mr. Valentine stated he looks forward to working with staff and helping when necessary.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted a resolution on today's agenda pending Board approval to open a checking account for ARPA dollars just received from the County. Resolution F authorizes an amendment to the original signed lease with Norfolk Southern for land located in the plan.

She indicated the list of grant fund projects is attached for members to review.

Regarding sewer lateral assistance program updates, Ms. Labosky reported that contractors have begun final restorations of the properties.

Open houses continue to be conducted every month.

The GIS dashboard is attached for review along with the ARPA weatherization charts, 264 properties have been completed and 76 homes await construction.

An audit started on May 8, 2023 will be wrapped up by early June 2023.

Changes are being seen with regard to the JRS monthly billings for sewage treatment since the rate increase was implemented. Ms. Labosky will present updated data each month for comparison to the previous year.

The April 2023 cash disbursements were read into the record as follows:

Cambria Iron Works, \$41,316.38; Grant Partnership Fund, \$28,666.86; Centre Town Mall, \$12,767.79 Revolving Account, \$261,493.56; Johnstown Regional Sewage, \$840,949.58 for a total disbursement of \$1,185,194.17.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, provided an update of ongoing interceptor sewer system projects.

Regarding PennVEST 7, Fairfield Avenue, Mr. Kakabar reported that final inspection remains as a closeout activity.

Regarding Interceptor Maintenance Projects, the Route 271 project, Clinton Street and Washington Streets have now been paved and EADS assisted with coordination of manhole adjustments.

Relining of 24-inch pipe from Bedford to Market Streets will be completed in June.

Report #29 was submitted and no comments have been received.

Flow monitoring problem has been suspended.

NPDES application is ongoing and will be submitted within the next few weeks.

A DCED H2O PA grant and Small Water System grant applications were submitted in late December and questions regarding both have been received and replied to.

The Annual Waste-Load Management report was submitted with no comments received.

Mr. Kakabar indicated that average flow for the month at the Wastewater Treatment Plant was 5.6 million gallons a day.

Mr. Kakabar is assisting as needed with the RFP for Operation Maintenance and Management of the Dornick Point Wastewater Treatment Plant.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported that the emergency response meetings are going well and all efforts are being coordinated with the Greater Johnstown Fire Department and West Taylor Fire Department.

Inframark has upgraded and purchased all new handhelds that will track employees throughout the plant.

Polymer testing has been completed with no beneficial results.

Relining of approximately 1,100 feet of interceptor on Washington Street will take place mid-summer. He noted reviewing and staying ahead of JRS contracts.

LED upgrading estimates are being requested.

A roundtable discussion with Inframark and Premier Magnesia, LLC was held with regard to control of ammonia levels.

This Sunday, May 21, 2023, storybook signs will be installed along the Iron Street Walking Trail.

Martin Baker volunteers have generously provided labor and materials to repair all missing fence rails along the river trail.

LED lights from the Stone Bridge to the walking bridge will be installed in July of 2023.

(Whereupon, Mr. Truscello entered the meeting at 12:20 p.m.)

Coordinated efforts have been completed with two contractors for JRA manhole adjustments along Washington and Clinton Streets.

Applications are being reviewed for accuracy with regard to the Weatherization Program.

Quotes are being requested from contractors with regard to the siphon

cleaning that is underway.

Mr. Grandinetti referred members to a letter he received from Justin Williamson, utility forester for Davey Resource, regarding trimming along Iron Street above the access road around Penelec power lines. The group would like to do the trimming with a helicopter and is asking to store the helicopter and establish a landing zone on JRA property on top for two to three days. Mr. Grandinetti stated a large saw, air saw, will be dropped from the helicopter to do the trimming.

Mrs. Komar requested proper documentation should be provided to Attorney Barbin for review.

Mr. Jerry Shupe, Vice President of the Eastern Region of Inframark, provided an overview of the Dornick Point Sewage Plant. He noted that the plant staff reports directly to him.

Mr. Shupe discussed the plant's collection system, that since 2018 the annual average flow has dropped 3.5 million gallons a day. He stated leachate enters the plant and discussed how to make the plant more "friendly" by using select bacteria to treat ammonia in the leachate. Mr. Shupe talked about a process called nitrification which releases ammonia to the atmosphere.

Mr. Shupe suggested protocols need to be updated which included emergency response. Diagrams for each floor in the plant and outside the plant area should be considered. Maintenance and equipment availability at the plant were commended. Authority members had questions.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported receipt on a list of items from the State Theater counsel to be included in the agreement. One issue is moving one of the electrical boxes off the third floor. Once the owners agree to the work being done, a contract can be written up.

Mr. Barbin noted for the record that the JRA Board convened on May 4, 2023 to discuss matters involving a written statement, and no public actions were taken at that time.

Ms. Rae 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, 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 THE EXECUTIVE DIRECTOR TO ENGAGE THE SERVICES OF ATTORNEY C.J. WEBB TO REPRESENT THE AUTHORITY IN ALL LEGAL MATTERS THAT MAY REPRESENT ANY CONFLICT OF INTEREST FOR THE AUTHORITY'S LEGAL COUNSEL.

Ms. Huchel 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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENTRY INTO A COOPERATION AGREEMENT WITH THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY FOR THE OPERATION OF PROGRAMS UTILIZING AMERICAN RESCUE PLAN ACT FUNDING.

Mr. Truscello made a motion to approve. The motion was seconded by Mr. Haselrig and 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 FINANCE DIRECTOR TO OPEN AN INTEREST-BEARING ACCOUNT FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDING RECEIVED FROM THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY FOR THE WHOLE HOME REPAIRS PROGRAM IN THE AMOUNT OF \$1,552,899.00.

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

Mrs. Komar indicated that interest from the account would go back into the program.

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 PURCHASE OF 15 SP9557 SOLAR PARK LIGHTS INCLUDING POLES FOR THE IRON STREET TRAIL FROM SMART ERA LIGHTING SYSTEMS OF WINSTON-SALEM, NC IN THE AMOUNT OF \$20,183.25.

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

Mrs. Komar stated this would require maintenance and the hiring of a contractor but further state it was the best way to do it.

The motion 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 AWARD OF FY 2023-1 DEMOLITION CONTRACT TO LOCHER DEMOLITION & EXCAVATING, LLC OF JOHNSTOWN, PA IN THE AMOUNT OF \$48,775.00 FOR THE DEMOLITION OF FOUR (4) PROPERTIES AS ADVERTISED.

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

Mrs. Komar noted there was a lower bidder on the bid sheet but that bid was incomplete.

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 AN AMENDMENT TO THE

ORIGINAL SIGNED LEASE DATED JULY 5, 1989, WITH NORFOLK SOUTHERN RAILWAY COMPANY (CONSOLIDATED RAIL CORPORATION).

Ms. Huchel made a motion to approve. The motion was seconded by Mr. Haselrig and 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 ADVERTISEMENT AND BIDDING OF A CONTRACT FOR THE BULK PURCHASE OF MAGNESIUM HYDROXIDE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

The Executive Director explained that pending Board approval PennBid would be utilized as the bidding platform for chemicals.

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 AUTHORIZING THE ADVERTISEMENT FOR RFPs FOR LABORATORY SERVICES FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION PROGRAM (NPDES) PERMIT OBLIGATIONS AND FOR INDUSTRIAL PRETREATMENT OPERATIONS.

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

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

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Stated Meeting, continued

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NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla requested that a letter sent to Michael Kerr, Resident Manager, RDM Johnstown, LLC and the Greater Johnstown Water Authority be attached to the minutes.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.


ADJOURNMENT

Ms. Rae made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 12:50 p.m.


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


BRUCE HASELRIG,
SECRETARY