

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, June 20, 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, Mr. Truscello (4).  
Ms. Huchel was 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.

MINUTES

Mr. Haselrig made a motion to approve the Minutes of the May 16, 2023, Regular Meeting and the Mary 23, 2023 Special Meeting . The motion was seconded by Mr. Truscello and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

None.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that the Weatherization Program is moving forward quickly and that 21 applications have been approved.

JRA, the State Theater Foundation and the hospital had a conference call last week for discussion of potential changes. A parcel portion of the subdivision has been adjusted. Mr. Barbin opined that by the end of August all parties will have signed.

Mrs. Komar reported that JRA continues to provide funding for the lateral

program in the smaller municipalities and credited discussion as well as the article in the newspaper for the increase.

Hosanna rehabilitated five homes in the City due to the help of a church group from Avon Lake, Ohio.

She indicated that the four properties purchased through the Landbank are still in the process of getting deeded to new owners. Thirteen (13) properties were acquired at the sale on Friday. There is still a fair opportunity to acquire these parcels and an ad would be placed in the newspaper to make the public aware of the matter.

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(Whereupon Ms. Huchel entered the meeting at 12:05 p.m.)  
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Mrs. Komar reported that JRA has received three responses to the RFP for the Operation and Maintenance Contract at Dornick Point, which were reviewed by Mr. Webb. Interviews will be scheduled over the next month. Further information would be provided to the Board at a future meeting.

Locher Demolition and Construction was awarded the contract for East Conemaugh demolition

Mrs. Komar noted receipt of an email from Ms. Huchel from the downtown residents in support of finding a new operator for the Ideal Market. She stated there has been discussion with three potential operators. Mr. Pasquerilla asked Mrs. Komar to update Brian Vuletich regarding the matter. Mr. Mihalick would be contacted to confirm the sale in writing.

There was further discussion regarding the protocol for Landbank sales.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted a list of grant fund projects is attached for review. The repair program application are reviewed weekly.

Regarding the sewer lateral assistance program, contractors have begun final restoration of properties by closing them out as completed. Open houses continue monthly.

She noted the GIS dashboard is attached for review along with the ARPA

weatherization charts with 200 properties already completed with 56 homes still waiting.

Ms. Labosky indicated that Young, Oakes and Brown is in the process of finalizing the 2022 audit and will present to the Board in July.

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

Cambria Iron Works, \$17,796.94; Grant Partnership Fund, \$19,727.23; Centre Town Mall, \$2,303.15 Revolving Account, \$141,269.74; Johnstown Regional Sewage, \$823,480.54 for a total disbursement of \$1,004,577.60.

### PRESENTATION

Joel Valentine, Wessel and Company, referred members to his financial report for the month of May as recommended by S&P. He reviewed 2021, 2022 cash and debt balances and to date for 2023. He discussed bar graphs, cash disbursements, receipts less disbursements, revenue and expense items and other revenue for 2021, 2022 and thus far in 2023. Mr. Wessel talked about The Dornick Point contract, administrative expenses, the sewer lateral program and other miscellaneous expenses. Mr. Wessel noted he would provide a report regularly.

### 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 with DEP.

Regarding Interceptor Maintenance Projects, Mr. Kakabar indicated that USG was in town this morning to do an initial assessment of the siphon cleaning on Broad Street. A dumpster was requested so the project may start next week.

Snyder Environmental is awaiting materials to finish the relining of Washington Street between Bedford and Market Streets.

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

Report #30 will be due by the end of July, and reminder letters to the member

systems need to go out.

Mr. Kakabar noted a resolution is on the agenda for renewal of the meter to monitor flows at Laurel Run Siphon.

NPDES renewal application is ongoing, down to the last feet of analysis before submission.

He had no update on the H2O grant or the Small Water Systems grant other than the occasional response to questions.

The Chapter 94 report was submitted and no comments have been received.

Activity on the Engineer's Report and Budget will commence over the next 30 to 45 days.

The RFP for operation maintenance has gone out and three bids were received. EADS will assist as requested.

Comments regarding the industrial pretreatment program came in several months ago in the form of recommendations. No response was made at that time but recommendations regarding the industrial pretreatment headworks analysis will be responded to. There was further discussion.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reiterated that he and Mr. Kakabar met with USG and meetings with property owners would be scheduled to develop staging areas and plans for grit disposal.

He is awaiting estimates to upgrade approximately 200-some lights to LED.

An erosion problem needs attention and estimates are being sought.

The veterinary center is on hold and pending.

Mr. Grandinetti noted a lot of work and collaboration between JRA, the Cambria County Library, Beginnings and Martin Baker regarding the Iron Street Walking Trail as significant improvements are being made. Line painting has also been done to assist with vehicular traffic.

Mr. Grandinetti referred members to the Storm Sewer Easement Agreement resolution on the agenda regarding upgrades to a storm line that is going

to require boring underneath the trail scheduled for the spring of 2024.

Members were also referred to the Iron Street Bridge resolution, which reaffirms JRA's commitment of a 5% match of the highway and bridge program.

Sewer lateral and ARPA continues and members will receive updates. There was further discussion.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported review and recording of mortgages. He noted review of some documentation needed to finish the Industrial Park Road.

Mr. Barbin noted that during negotiations held over the past month the elevator and stairway were omitted, which hospital attorneys accommodated.

He is awaiting response from the State Theater that it was acceptable to tell the hospital we're ready to go. Mrs. Komar noted there is a change to purchase for \$1 and not the 99-year lease.

Mr. Barbin referred members to two letters for discussion from Mr. Brierton regarding sewer operations on June 1, 2023 and another on June 9, 2023 providing an explanation to the Attorney General. The letters were admitted into the record. Mr. Barbin stated, in his opinion, there were no good legal arguments contained in the letters.

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

### RESOLUTIONS AND MOTIONS

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A REQUEST BY THE CITY OF JOHNSTOWN FOR A PERMANENT AND TEMPORARY EASEMENT AND RIGHTS-OF-WAY FOR THE CONSTRUCTION AND OPERATION OF A STORM SEWER LOCATED IN THE 13TH WARD, TAX MAP NO. 83-001.-107.003.

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

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

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN REQUESTING THAT THE NO. 1 IRON STREET BRIDGE OVER HINCKSTON RUN BE ADDED TO THE CAMBRIA COUNTY 2023 TIP APPLICATION.

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

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE HACH COMPANY FOR THE COLLECTION AND DELIVERY OF FLOW METERING DATA.

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

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

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

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla requested a special meeting with Mr. Hall as Chairman of the GJWA to update Authority members on the North Fork Dam project. Mr. Barbin will inform Chairman Hall of the request.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

Carl Seer, 700 Park Avenue, Johnstown, provided a brief history of his residential history and indicated he had lived out of the area but returned about a year ago and bought a church building in Moxham. He noted his grandfather was an executive with U.S. Steel and involved with Lorain Iron Works.

Mr. Seer explained he and his cameras were instrumental in providing information to Johnstown Police about the recent shootings in Moxham, one of which was in front of his building.

Mr. Seer commented that he and a few others were frustrated that they couldn't bid on some properties owned by JRA. He had a meeting with Mrs. Komar and she has a solution to the problem. Mr. Seer will submit proposals for two of the properties and will improve them as rent-to-own properties.

He had questions and comments regarding the low interest loan program for the sewage program so he could be compliant to keep the property moving forward. Mr. Seer plans to use the building for wedding and comedy club venues and would be sending in an application for a weatherization grant. Mr. Seer has some concerns regarding the operation of the JRA but welcomed the solutions by Mrs. Komar to help him move his projects forward.

John Klanchar, Southmont resident, presented before the JRA with regard to the ordinance to pay sewer maintenance and the amount he pays annually for that maintenance as well as the ordinance authorizing a municipality to shut off a resident's water for nonpayment or a bill in arrears.

Mr. Barbin explained this Board does not have a say in what Southmont Borough or the GJWA charges, and Mr. Klanchar would be better off addressing both those agencies.

ADJOURNMENT

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

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

There being no further business, the meeting was adjourned at 12:52 p.m.



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



RICHARD TRUSCELLO,  
VICE CHAIRMAN