

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, July 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, Ms. Rae, Mr. Truscello (3).  
Mr. Haselrig was not present.  
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 were Chris Shirock, Young, Oaks, Brown and Company; Carolyn Musselman, Kotzan CPA and Associates; Mike Sabo, Inframark.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the June 15, 2023, Special Meeting and the June 20, 2023 Regular Meeting . The motion was seconded by Ms. Rae and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

Aaron Wormsky was present to discuss a tax sale of a building for which he gave a few dollars to a person who owed the taxes and then made further arrangements. Attorney Barbin explained that process is unlawful in Pennsylvania to make a deal to pay the person who owes the taxes and then buy the property.

Mr. Wormsky noted that person passed away in the "middle of everything" and that he has been dealing with the matter for three years.

Executive Director Komar explained he is showing interest in the property and this agenda should have included to be able to advertise for the property and suggested that the Authority work in a more positive fashion and move forward

with the matter. Attorney Barbin explained Mr. Wormsky would be notified when the property is advertised.

Mr. Wormsky indicated he plans to live in the apartment on the second floor and run a youth program on the bottom portion.

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(Whereupon Ms. Huchel entered the meeting at 12:05 p.m.)  
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Cory Abram expressed interest in the land bank property at 737 Park Avenue. He noted that since March of 2023 he and his brother have purchased six properties in Blair and Cambria Counties. Mr. Abram is a realtor in Blair County with a background in construction. He will be submitting an economic development plan for this property, which would be easily rentable. Mr. Abram noted he would like to be a part of the community.

#### AUDIT REPORT

Chris Shirock, Young, Oakes, Brown and Company, referred Authority members to the Audit Report for further discussion of the year ending December 31, 2022 fund balances in the general or revolving fund, special projects fund, regional sewage, Centre Town Mall, Cambria Iron Works. He discussed three sources of federal awards in the Schedule of Federal Awards and a management comment letter containing matters not in the audit report but things the Board should be aware of. These include outstanding checks on bank reconciliations and revolving fund charges.

Mr. Shirock noted a very good working relationship with Carolyn Musselman, Kotzan CPA and Associates, who was also present.

Ms. Huchel made a motion to accept the Audit Report. 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).

#### REPORTS:

#### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that the Weatherization Program is still moving forward with numerous properties. The office staff is

reviewing documentation and processing the applications.

With regard to the State Theater Foundation, Mrs. Komar reported the term sheet has been agreed upon but work continues on the subdivision. A meeting was held with Mark Raychack that morning but she indicated that Tony Campagna, Duke Lifepoint, informed her there are no issues on their end and the matter is still moving forward. Mr. Grandinetti stated the proposed subdivision needs to be submitted by next Wednesday and that August 2, 2023 is the Planning Commission Meeting.

She reported continuously working with the boroughs and the townships for the lateral program and noted a pleasing relationship with those entities.

Mrs. Komar reported that three out of four properties purchased through the land bank have been transferred to private owners. The deeds were to have been received by this past Friday, July 14, 2023 but have not yet been obtained. She will request approval to advertise to get those properties moving forward.

She reported the Authority has received three responses to the RFP for the Operation and Maintenance Agreement for Dornick Point and interviews are scheduled for July 25 and August 3, 2023. An update will be provided at the August meeting.

Demolition continues in East Conemaugh and Dale Borough with the final two scheduled to be completed within the next few weeks.

Siphon cleaning on Broad Street will be addressed by Mr. Grandinetti. Mrs. Komar thanked the City's Public Works for cleaning the inlets at the plant.

Work continues with CJL for final submission to EDA regarding construction for the Cambria Rowe project. An update provided noted 95 percent of the construction packet would be completed by July 21, 2023 followed by a seven-day review by the client to provide any comments.

A conference call was held yesterday, July 17, 2023 with PennDOT regarding the access road. An 18-month extension was awarded based on the permitting process. TranSystems has been taking care of questions regarding the matter and will prepare the bid package for submission to PennDOT. There was further discussion regarding Phase II of the project.

Mrs. Komar noted that Attorney Barbin submitted correspondence to Dave Mihalick regarding the closing of Ideal Market. She is working with numerous grocers and a local realtor in case someone might be interested in purchasing

the store.

Mr. Pasquerilla suggested reaching out to Representative Burns regarding a grant to make improvements to the building. Mrs. Komar stated any equipment would remain in the store through August just in case there's a company interested in any of it. Attorney Barbin explained the market's lease requires 30 days advance notice to end the lease and that Mr. Mihalick should be provided notice before the end of July that the lease will be terminated at the end of August.

Mr. Truscello made a motion to send notice of the JRA's intention to terminate month to month lease at the end of August of 2023. 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).

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted a list of grant fund projects is attached for review. She indicated that an additional \$157,000 was allocated to approved applicants for the home repair program. To date 41 homeowners have been approved and 8 have been completed.

She noted the GIS dashboard was attached for review along with the ARPA weatherization chart, which indicates that 294 properties have been completed and 26 homes are awaiting construction.

Ms. Labosky noted several resolutions on the agenda for approval including Resolution B for electricity at the market located at 349 Walnut Street, which is identical to the resolution that was presented to the Board for other energy accounts. Resolution D is regarding general liability insurance for 416 Main Street, which would result in a 74 percent savings annually. Resolution E approves a letter of credit for hauling biosolids to local farms as done in the past. Resolution F is to escheat funds to the PA Treasury for uncashed checks.

Ms. Labosky is currently working with Joel Valentine at Wessel and Company to develop a policy for the administrative fee calculation.

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

Cambria Iron Works, \$10,187.92; Grant Partnership Fund, \$23,020.40; Centre Town Mall, \$4,931.19; Revolving Account, \$276,810.40; Johnstown

Regional Sewage, \$788,637.49 for a total disbursement of \$1,103,587.40.  
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 he is awaiting final inspection activities related to the closeout on that project.

Regarding Interceptor Maintenance Projects, Mr. Kakabar noted assisting staff with the siphon cleaning. Projects are pending on Washington Street for the 1,100 of relining between Bedford Street and Washington Street to Market Street.

Progress reports from outlying communities are being received and a report will be compiled by the end of July.

Mr. Kakabar noted the consent order flow metering program has been suspended.

NPDES renewal application continues to be ongoing, and the final round of lab results has been received.

He had no update on the H2O grant or the Small Water Systems grant.

Work continues on the Annual Engineer's Report and Budget.

The RFP for operation maintenance of the Dornick Point Plant has been received.

Mr. Kakabar indicated that EADS has assisted Mr. Grandinetti with a reply to the EPA recommendation made to the Authority related to the Industrial PreTreatment Program (IPP) Headworks Analysis for the last round.

Final amortization has been completed for PennVEST 6, the Horner Street to Ohio Street project. Debt service would be reduced by \$100,000 annually for funds that were not borrowed as part of the loan closing. There was further discussion.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, and Mike Sabo, Plant

Manager were present.

Mr. Grandinetti reported that the General Mechanical and Industrial Electric Services Contract is proposed to be advertised in August of 2023. He stated two other contracts for lab sampling will also be advertised next month.

LED lighting upgrade and erosion control project estimates are being reviewed. Mr. Grandinetti reiterated and commended the City for assistance in the storm water issue at the Dornick Point Plant.

He noted that Resolution C in the Board's packet is regarding the installation of new five-ton horizontal air handler for the third floor rental unit.

Siphon cleaning has been suspended for now. He reported that the upstream barrel has been televised, cleaned and is operational. The middle barrel is in need of repair but will be cleaned. The downstream barrel is functioning but will need to be televised and cleaned. Mr. Grandinetti suggested a maintenance program to continually address infrastructure, interceptor lines and siphons. There was further discussion regarding the matter.

Mr. Grandinetti stated he is awaiting arrival of the Iron Street solar lights. He reported receipt of an email from the Cambria county Library regarding some vandalism to the story book signage. He suggested that a police report be filed.

He is also working with another grassroots organization regarding the installation of historical signage along the trail and down in Minersville.

Mr. Grandinetti noted a meeting with CJL regarding structural soundness of the Cambria Rowe Building for new HVAC units and a new elevator. There would need to be demolition of suspended ceilings and removal of plaster ceilings in certain areas.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reiterated that correspondence has been sent to Mr. Mihalick at Ideal Market.

Attorney Barbin noted that included in the Board packet is an opinion regarding conflict of interest concerning land bank bids. He opined that if a Board member bids on one of these properties, he would recommend referring that out to the County Land Bank for evaluation. There was further discussion regarding the matter.

Ms. Rae made a motion to approve the Fiscal/Operations Reports. 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).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO RENT APPROXIMATELY 187 SQ. FT. OF OFFICE SPACE ON A DAILY USAGE BASIS FOR \$60.00 PER DAY.

Ms. Rae 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).

B. 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.

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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING MARC SERVICE, INC. TO FURNISH AND INSTALL ONE (1) HVAC UNIT FOR THE THIRD FLOOR OF 416 MAIN STREET IN THE AMOUNT OF \$10,965.00

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING PURCHASING COMMERCIAL PROPERTY AND GENERAL LIABILITY INSURANCE FOR 416 MAIN STREET FROM BRETT INSURANCE AGENCY OF JOHNSTOWN, PA, AT A COST OF \$8,902.00 PER YEAR.

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 (3).  
Nays: None (0).  
Abstention: Ms. Huchel (1) as she is employed by an insurance broker.

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LETTER OF CREDIT IN THE AMOUNT OF \$3,750.00 FOR THE PURPOSE OF HAULING BIOSOLIDS WITHIN CONEMAUGH TOWNSHIP, INDIANA COUNTY.

Mr. Truscello 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 FINANCE DIRECTOR TO ESCHEAT FUNDS TO THE PENNSYLVANIA TREASURY FOR UNCASHED CHECKS OLDER THAN THREE YEARS IN THE AMOUNT OF \$6,810.58

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

Attorney Barbin explained the meaning of escheat is Old English and is circumstances when the king could take a person's property. He noted that Pennsylvania and most other states have a law that regarding certain sale monies or obligations, different time periods for different kinds of obligations, have to be paid to the state and are held by the state while making interest on the monies. There was further discussion.

The motion 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 AUTHORIZING PAYMENT OF CERTAIN OBLIGATIONS RELATED TO SEWAGE OPERATIONS IN ACCORDANCE WITH STANDING RESOLUTION NUMBER 3869.

Ms. Rae 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).

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 as a courtesy. Mr. Pasquerilla requested an annual report. Attorney Barbin did contact Chairman Hall regarding the matter.

Mr. Truscello made a motion formally requesting a copy of the most recent GJWA Annual Report. The motion was seconded by Ms. Rae and passed by the following vote:

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

Mr. Pasquerilla suggested that a formal invitation be sent to Chairman Hall.

Mr. Truscello made a motion to send a letter to Chairman Hall requesting that he attend JRA's next meeting in August. The motion passed by the following vote:

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

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

Tuesday, July 18, 2023  
Stated Meeting, continued

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ADJOURNMENT

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

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

Nays: None (0).

AN EXECUTIVE SESSION WAS HELD FOLLOWING THE MEETING

There being no further business, the meeting was adjourned at 12:54 p.m.



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



BRUCE HASELRIG,  
SECRETARY