

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, August 15, 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. Haselrig, Ms. Huchel, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (5)

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.

MINUTES

Ms. Huchel made a motion to approve the Minutes of the July 18, 2023 Regular Meeting . 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

John DeBartola, 1197 Bedford Street, presented before Authority members for discussion of Resolution A, noting his objection to JRA is acting as a "quasi real estate company". He inquired if the Authority should continue to buy properties, fix them up and then sell them back at a cheaper rate to people and should it continue to spend money when it doesn't have it.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that the Ava Maria Medical Clinic was moving forward, and CJL provided a timeline for the next six months. A breakdown would be provided if the Board is interested.

The State Theater subdivision document was received this morning and is pending approval by the City and County. A special meeting has been scheduled by the City for next week with regard to the matter. Mr.

Grandinetti indicated Cambria County is in receipt of the subdivision information, which should soon be finished.

Mrs. Komar reported that there was an interruption in the siphon cleaning work being done by USG on Broad Street but that it will continue next week.

She noted that the four properties purchased through the Land Bank were transferred to their new owners, that 13 properties purchased at the private sale are ready to be advertised in tomorrow's newspaper pending Board approval. All deeds for those properties were obtained by Mr. Barbin.

Three responses were received to the RFP for the Operation and Maintenance Contract at Dornick Point. Interviews were conducted and negotiations will be progressing over the next month for review by members at the September meeting.

Executive Director Komar noted the retaining wall project at the wastewater plant has been completed along the influent building road regarding issues with erosion control.

She continues to work with community leaders and local legislators regarding the Ideal Market including Morgan from Senator Casey's office who provided some opportunity for funding.

As a reminder the September board meeting is scheduled for the 26th.

Mrs. Komar commented that in this month's issue of The Authority magazine the Authorities Association is hoping to provide the same legal assistance and representation to redevelopment authorities as they do water and wastewater. They showcased this area noting all restoration work and blight elimination through working with the City, County and Westmoreland Redevelopment Authorities by placing one of JRA's demolitions on the cover, which shows a garden at the corner of Harold and Gregg Avenues the site of a former blighted structure. There was discussion regarding some of the articles included in the feature.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted the Whole Home Repairs Program has been very successful. A second allocation in the amount of \$500,000 was received last week and to date, 54 homeowners were approved with 10 properties already completed.

The Sewer Lateral Loan Program and the Cambria County Grant Program remain consistent with open house listing being conducted every month.

She noted the GIS Dashboard is attached for review along with the July Financial Reports.

On the agenda for Board approval is Resolution D, authorizing the write-off of delinquent inactive accounts, which are older than 18 months with the GJWA. Ms. Labosky indicated these write-offs occur annually and are deemed as collectible.

She noted working with Mr. Valentine at Wessel for discussion of various policies for the JRA. A meeting is scheduled for next week and information will be presented to the Board at the September meeting.

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

Cambria Iron Works, \$6,013.95; Grant Partnership Fund, \$22,300.00; Centre Town Mall, \$20,150.61; Revolving Account, \$252,116.44; Johnstown Regional Sewage, \$1,256,179.55 for a total disbursement of \$1,556,760.55.

Mr. Truscello inquired as to the relationship between the Financial Report and the monthly Aging Report. Ms. Labosky noted they correlate with each other, and a meeting will be scheduled with the GJWA for further discussion. She explained that the larger portion of the 120 days is the mandatory tap fees, but that accounts were identified for a lot of the structures were demolished. Mrs. Komar noted that the collectibles are always close to 98 or 99 percent of active accounts.

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 still waiting final inspection activities related to the closeout on that project.

Regarding Interceptor Maintenance Projects, Mr. Kakabar noted assisting staff with the siphon project and relining of Washington Street Projects, which is ongoing and should be completed by the end of the week.

Report No. 30 was submitted to DEP, and no comments were received. Mr. Kakabar noted the consent order flow metering program had been curtailed.

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

He had no update on the H2O grant or the Small Water Systems grant. Mr. Truscello commented that grant announcements may be made in September. Mr. Kakabar stated he heard somewhere between September and November.

Work began on the Annual Engineer's Report and Budget. The RFP for operation maintenance of the Dornick Point Plant had been received, and he noted participation in the interview process.

Mr. Kakabar indicated that a reply to the EPA recommendations had been submitted and accepted related to the Industrial PreTreatment Program (IPP) Headworks Analysis.

An update on the comprehensive pressure testing noted approximately 80 percent total system compliance.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported the Washington Street Interceptor Project continues to be monitored.

He reiterated the erosion control project at the plant. A resolution to accept a paving proposal by Laurel Asphalt to repair the damaged asphalt areas around the receiving station is included on today's agenda.

LED upgrade estimates are being reviewed and should be changed out end of August, beginning of September.

He noted Ebensburg Road yard restoration has been completed.

Mr. Grandinetti noted a proposal on today's agenda by American Roofing in the amount of \$15,800 to install EPDM roofing on the third floor roofs at 416 Main Street sometime in October.

He noted a meeting with Inframark and Noble Land Fill regarding leachate. Meetings will continue with all land fills to improve communication.

Mr. Grandinetti reported the siphon cleaning on Broad Street should resume next week.

Mr. Grandinetti stated he is awaiting arrival of the Iron Street solar lights which

should hopefully be sometime in September. He noted Ironworks Trail Signing would like to install three historical type signs along the trail. An update would be provided after he reviews the matter.

Mr. Truscello inquired about the paving project by Laurel Asphalt. Mr. Grandinetti noted a new sub base and new top would be installed, not just a "Band-Aid".

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported mortgages were recorded for weatherization and sewer.

He noted working with the State Theater and Mr. Grandinetti regarding subdivision work, and the State Theater slowed the process down a few weeks by deciding to write their subdivision differently.

Mr. Barbin noted Mr. Mihalick has occupied the Ideal Market property since the beginning of June without selling food to people downtown and had not moved equipment out, which is an impediment to the JRA moving ahead to find another tenant. Mr. Barbin noted receipt of a letter from Mr. Mihalick, who indicated he would be out of the property by the end of August, requested a reduction in rent. Mr. Barbin suggested a reply be sent to him indicating the lease would be terminated effective August 31, 2023, and the JRA would like to advertise the building for immediate occupancy on September 1, 2023.

Mr. Truscello made a motion to deny the request by Mr. Mihalick to reduce the Ideal Market rent. The motion was seconded by Ms. Huchel.

Mr. DeBartola commented that he finds Ideal Market is a "complete disgrace" and hopes another grocer is found for the downtown residents.

The motion passed by the following vote:

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

Nays: None (0).

Ms. Huchel made a motion that a letter be sent to Mr. Mihalick indicating that his lease will be terminated August 31, 2023. The motion was seconded by Ms. Rae and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Ms. Rae,

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Mr. Truscello (5).
Nays: None (0).

Mr. Haselrig made a motion to approve the reports. 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).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN ACTING AS THE LANDBANK AUTHORIZING THE ADVERTISING FOR SALE OF THIRTEEN (13) PROPERTIES LOCATED IN THE CITY OF JOHNSTOWN. THESE PROPERTIES WERE PURCHASED AT THE JUNE 16, 2023 PRIVATE TAX SALE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU.

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

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Nays: None (0).
Abstention: Ms. Huchel (1) due to potential interest in one of the properties.

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN ACCEPTING AMERICAN ROOFING, INC. QUOTE TO INSTALL AND ADHERE AN EPDM ROOFING SYSTEM AT 416 MAIN STREET, JOHNSTOWN, PA IN THE AMOUNT OF \$15,800.00

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

Mrs. Komar noted the matter was previously discussed and also included in the member packets.

The 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 ADVERTISEMENT AND BIDDING OF CONTRACT 2023-JRA-1 FOR THE BUILDING OUT OF AVE MARIA MEDICAL CENTER, THE FORMER CAMBRIA ROWE BUILDING, LOCATED AT 221 CENTRAL AVENUE, JOHNSTOWN, PA.

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE WRITE-OFF OF DELINQUENT ACCOUNTS WHICH ARE OLDER THAN 18 MONTHS.

Mr. Haselrig 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 ACCEPTING LAUREL ASPHALT PROPOSAL TO EXCAVATE, REMOVE AND REPLACE THE DAMAGED ASPHALT AREAS AT THE RECEIVING STATION LOCATED AT THE DORNICK POINT WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$11,460.00.

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

Mr. Grandinetti noted the Laurel Asphalt proposal is below the threshold, that another bid was received.

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 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. Haselrig 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 referred members to the press release included in their packets, which Ms. Huchel read into the record as follows:

Johnstown Regional Sewage Target of Phishing Scheme - Johnstown, PA -
On July 26, 2023, the Johnstown Redevelopment Authority became aware that its subsidiary, Johnstown Regional Sewage, was the target of a phishing scheme that originated overseas. Multiple agencies are involved in the investigation including First National Bank Fraud Detection Bureau, the Cambria County District Attorney's Office, the Department of Homeland Security and the Federal Bureau of Investigation. Since the investigation is ongoing the Johnstown Redevelopment Authority will not comment further pending the outcome of the investigation.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, offered public comment regarding his Right to Know requests for records concerning Oakhurst, Prospect and Coopersdale, who is Matt Ward, who is JRA to make decisions secretly evicting 110 families and potentially 512 families in Oakhurst and Coopersdale. Mr. DeBartola requested that the JRA introduce and pass a motion today calling for a criminal investigation into what Chairman Pasquerilla is doing with the Housing Authority, who is paying Matt Ward, what his plan for housing is and why he is doing it.

Mr. Pasquerilla responded that Mr. DeBartola is "trying to drag something from the Johnstown Housing Authority in here". He stated that Mr. Ward was retained by the Greater Johnstown Regional Partnership and is the federal lobbyist. He noted that a task force was appointed to look into the public housing situation, that JRA has "absolutely nothing to do with Prospect" as that decision will be made by HUD and JHA. A grant in the amount of \$500,000 was applied for

to study the aging facilities in the City of Johnstown.

Mr. Pasquerilla stated Mr. DeBartola is "promoting a lot of fake news," and the function of the JRA is redevelopment projects and trying to move the City forward.

ADJOURNMENT


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

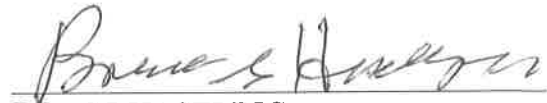
Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Ms. Rae,
Mr. Truscello (5).

Nays: None (0).

AN EXECUTIVE SESSION WAS HELD FOLLOWING THE MEETING WITH
REGARD TO PERSONNEL AND LEGAL MATTERS

There being no further business, the meeting was adjourned at 12:35 p.m.


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


BRUCE HASELRIG,
SECRETARY