

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, September 26, 2023

Executive Session with regard to real estate matters was held prior to the start of this meeting from 10:00 a.m. until 10:45 a.m.

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Mark Pasquerilla, Chairman, called the meeting to order at 11:00 a.m. The Pledge of Allegiance was recited. Chairman Pasquerilla offered the invocation.

The following members of the Authority were present for roll call:

Ms. Huchel, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Mr. Haselrig (1) was not present when the meeting commenced.

Myron Markovitz, Esquire, on behalf of 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 August 15, 2023 Regular Meeting . 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

John DeBartola, 1197 Bedford Street, presented before Authority members for discussion of Resolution B, the proposal for the Ideal Market location, and stressed the importance of having a market downtown.

He had concerns regarding Resolution A on today's agenda and Resolution No. 4491 and the amount of money lost on the lease for the Bioscience Building. He requested an update regarding that matter. He asked the Authority "to stop buying real estate" when sewer rates are being raised.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that an item on the checklist for the Ave Maria Medical Clinic is to have the asbestos removed prior to the start of construction. An abatement contractor estimated that to cost \$108,000. She noted a resolution on the agenda for Board approval of an RFP. Mrs. Komar requested further discussion regarding the asbestos removal which had not been budgeted for and not included in the RCAP or EDA grants. An inquiry will be made to Petrotech to see whether Brownfield funding would cover that dollar amount.

Regarding the State Theater subdivision matter, Mrs. Komar noted contact with Anthony Campagna of Conemaugh's real estate team, who indicated the real estate attorneys had an emergency to manage, but the subdivision was approved by both the City and County planning commissions. Nothing else was required of the JRA. Mrs. Komar will follow up with Mr. Campagna.

Mrs. Komar reported that the siphon cleaning continues on Broad Street, that two of the barrels are fully functioning and a third will be in the works. She noted that budget is well under for capital improvements this year and the dollars are there to complete the project.

She noted that economic development plans from interested parties have been received for the 13 properties purchased at the private sale.

Mrs. Komar provided information to Mr. Suter at the Tribune Democrat regarding a story he would be writing. She provided an explanation to Authority members as to the advantages of a Land Bank sale opposed to a tax sale. Mr. Truscello commented that with the Land Bank, written economic development plans are provided as to how an individual plans to repurpose properties. Mrs. Komar noted a resolution on the agenda regarding two vacant lots with adjacent property owners who have invested in the City for a long time.

Executive Director indicated a meeting was scheduled with Inframark on September 27, 2023 at 10:00 a.m. regarding an Operation and Maintenance Contract at Dornick Point. Further information will be provided on next month's agenda.

Mrs. Komar noted her attendance on behalf of the JRA at the recent PMAA Conference where water and wastewater were topics of discussion. Mr.

Pasquerilla commended Mrs. Komar for being the third female president of that association.

Executive Director Komar continues to work with community leaders and local legislators regarding the Ideal Market and has met with State Representative Burns and Morgan Boyd from DCED who would support funding for the market. She stated the pending Board approval a market study would be completed through the Gerney Research Group. She noted that the EADS Group is currently working on a survey of property lines and that Ginger Jakubowski has nearly completed with the appraisal.

Mrs. Komar commented that Bioscience will not make any decision for six months until they know if marijuana moves forward as just medical or recreational and is just requesting an extension.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred members to the annual MMO worksheet for review.

She continues to work on grants and hopes to have them finalized soon.

The Whole Home Repairs Program has been very successful but has slowed down a bit over the last month. She will send letters out to municipalities that there is still have funding available.

Mrs. Komar suggested that a list of municipalities that are still open be emailed to the Board. Ms. Labosky noted close to \$700,000 has already been spent. The deadline is December of 2024.

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

Ms. Labosky indicated that she and Mr. Grandinetti have been working with getting capital improvement projects for the plant and forecasting things into next year.

Mr. Valentine will be discussing the financial forecast of Authority funds. Various policies will be presented at the October meeting.

She noted the GIS Dashboard had server issues which are being addressed and the information would be provided at the October meeting.

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

Cambria Iron Works, \$32,978.63; Grant Partnership Fund, \$25,067.75; Centre Town Mall, \$7,074.58; Revolving Account, \$276,458.82; for a total disbursement of \$341,579.78.

Mrs. Komar noted that August and September disbursements would be provided at next month's meeting.

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 awaiting final inspection with DEP to close out on that project.

Regarding Interceptor Maintenance Projects, Mr. Kakabar noted no update but that there is an agenda item related to the continuation of cleaning on Broad Street.

Washington Street relining will be completed the week of October 13, 2023.

Report No. 30 has been submitted to DEP and no comments have been received.

NPDES renewal application has been completed and is on the agenda for approval.

He stated the H2O grants have been postponed until November.

Work is proceeding on the Annual Engineer's Report and Budget and is expected to be submitted by the end of this week.

Mr. Kakabar noted planning modules for sewage facilities has picked up within the last month, one from Jackson Township and one or two within the City.

He stated staff is working on a storm water issue at Dornick Point.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, noted monthly meetings

with the engineer and plant manager Mike Sabo and referred members to bullet points in the report for current projects. He discussed improvements at Dornick Point including LED lighting to help keep energy costs down and also noted a paving project.

Mr. Grandinetti indicated starting on the capital improvement list while awaiting information on the H2O grant and that the O&M maintenance contract would be dealt with tomorrow.

Mr. Grandinetti talked about maintenance of the former Ideal Market throughout the winter months noting the sprinkler system is a concern and that there needs to be further discussion regarding that.

Looking ahead on capital improvement projects, he stated the siphon cleaning inspection, Resolution H, will be completed sometime in November and other projects with regard to infrastructure will be addressed.

He noted an inspection was conducted onsite regarding the sewer mandate and a price was given and a variance was received. Other projects would be placed in a "holding pattern."

WESSEL AND COMPANY PRESENTATION

Joel Valentine, Chief Executive Officer, Wessel and Company, provided a financial update through July and not later due to a data loss issue by the third party provider but noted he would catch up at a future time.

Mr. Valentine noted working with Cheryl on some Board policies which will be provided for review next month.

He referred to his report for further discussion and explanation of the cash balance, cash receipts, cash disbursements, collections for sanitary sewage, dumping fee collections and other revenue, debt service, capital improvements, year to date, inventory, the Dornick Point contract and administrative charge. Mr. Valentine talked about the sewer lateral program expense and other expenses, JRA administration fee for which he and Cheryl will resolve in the next few weeks.

Mr. Pasquerilla inquired about when he would be ready to start lobbying S&P for the upgrade. Mr. Valentine is hopeful to get some policies on the agenda next month and possibly passed and then moving on to lobbying.

Members had questions and comments. Chemical costs and the overall costs for next year's budget were discussed.

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

Nays: None (0).

SOLICITOR'S REPORT

None.

RESOLUTIONS AND MOTIONS

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AMENDMENT TO THE FRANKLIN BIOSCIENCE PENN, LLC. LEASE, RESOLUTION NO. 4491, ORIGINALLY SIGNED FEBRUARY 19, 2019 EFFECTIVE MARCH 1, 2019.

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

Executive Director Komar explained the original lease approved five years ago had a stipulation regarding the cannabis moving forward, that without them knowing that they are just requesting six months for right now.

The motion 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 ACCEPTING THE PROPOSAL FROM GERNEY RESEARCH GROUP, LLC OF MUNCY, PA TO CONDUCT AN ANALYSIS AND PREPARE A SALES POTENTIAL/PROJECTION FOR THE FORMER IDEAL MARKET LOCATION, 339 WALNUT STREET, AT A COST OF \$8,500.00.

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).

C. 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 SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU, NOVEMBER 8, 2023, THEN ADVERTISE THESE PARCELS FOR SALE.

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

It was noted the last portion of the resolution, then advertise these parcels for sale, was just added so another resolution would not be necessary.

The motion 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.

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AS THE LANDBANK AUTHORIZING THE SALE OF 13 PROPERTIES TO THE PARTIES LISTED FOR THE PRICE LISTED. THE PARTIES SHALL PAY ALL RECORDING AND TRANSFER COSTS.

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) APPLICATION FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT NPDES PERMIT RENEWAL.

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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN EXTENSION OF CONTRACT NO. 2022-WWTP-1 WITH PREMIER MAGNESIA, LLC, THROUGH DECEMBER 31, 2023, FOR THE BULK PURCHASE OF MAGNESIUM HYDROXIDE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Executive Director Komar noted the reason for the resolution is to have all contracts run January to December with advertising in January.

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).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN EXTENSION OF CONTRACT NOS. 2021-WWTP-5 AND 2021-WWTP-6 WITH ENVIRONMENTAL SERVICE LABORATORIES OF INDIANA, PA THROUGH DECEMBER 31, 2023 FOR LAB SERVICES FOR THE INDUSTRIAL PRETREATMENT PROGRAM AND REQUIRED NPDES ANALYTICAL TESTING.

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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND ACCEPTING COSTARS PROPOSAL #016-E23-314 SUBMITTED BY UTILITY SERVICES GROUP, INC. (USG) OF CAMP HILL, PA TO CONTINUE TO CLEAN,

REPAIR AND CCTV THE BROAD STREET SIPHON IN THE AMOUNT OF \$134,950.00.

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).

I. A RESOLUTION NOF 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. Haselrig, Ms. Huchel, Mr. Pasquerilla, Ms. Rae,
Mr. Truscello (5).

Nays: None (0).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF HE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. 2023-JRA-2 FOR THE ASBESTOS REMOVAL AT THE FORMER CAMBRIA ROWE BUILDING LOCATED AT 221 CENTRAL AVENUE, JOHNSTOWN, PA, FUTURE SITE OF THE AVE MARIA MEDICAL CENTER.

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).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

Ms. Huchel made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 11:45 a.m.


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


LAURA HUCHEL,
ASSISTANT SECRETARY