

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, November 21, 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).
Ms. Huchel, Mr. Haselrig (2) were not present.

Calvin J. Webb, Esquire, was present 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

Mr. Truscello made a motion to approve the Minutes of the October 17, 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:

Eric Reighard, Executive Director, State Theater, Johnstown, addressed the Authority with regard to the transfer of his facility from Duke LifePoint, LLC to the Redevelopment Authority. He thanked the board, Mrs. Komar, Mr. Pasquerilla and the Solicitor for making the transfer possible and hopes for continued support. He hopes it will influence others to step up and make a difference within their town.

John DeBartola, 1197 Bedford Street, addressed the Board regarding a Right to Know request to explain debt management policy number 2023-02. Mrs. Komar will send the information to him.

He referred to the State Theater application which indicates \$17,081.99 in revenue and \$44,835.37 in assets as of December 31, 2022. That although a grant was received for a roof repair, \$19,820 was spent for an asbestos study and \$1,870,200 in construction costs. Mr. DeBartola inquired why JRA is purchasing the theater which hopes to create 50 jobs at \$12 an hour and only

shows \$17,000 in revenue for the last year.

Mr. Reighard responded by noting that he had won the RFP in 2021 but that Duke LifePoint wanted assurance that the project went to a government agency first or a "neutral third party," which is how JRA became involved. He noted sponsorship meetings continue with a private party in the Johnstown area, and this allows the building to be saved.

Mr. Pasquerilla commented that Eric's resilience to get the IMAX is a "really big deal" and a "really great opportunity for the community."

Mr. Truscello commented there is an element of risk to redevelopment, and that process is a way to "prime the pump" and move forward.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported that bids have been received for asbestos remediation at the Ave Maria Medical Clinic (Cambria Rowe Project) in the amount of approximately \$95,000. She noted there have been communications between Solicitor Barbin and EPA regarding funding. A conference call is scheduled for tomorrow, November 22, with Dr. Frem to discuss the matter and whether the overall cost of construction can be added to the EDA portion of the grant. An update will be provided thereafter.

She reported the State Theater Foundation Sales Agreement is pending Board approval today and indicated that both Duke LifePoint, the State Theater Foundation and JRA are working diligently to move ahead.

Siphon cleaning on Board Street had been completed, and all three barrels were working properly. Mrs. Komar noted that EADS and JRA were working on cleaning projects for 2024.

Mrs. Komar reported that November 22, 2023, at midnight, is the deadline to apply for the Community Initiatives Fund for the Community Foundation. She noted that JRA was requested to submit a blight elimination grant towards smaller scale demolition, future facade funding and painting projects along certain gateways. Cheryl closed out four open grants with CFA from the last two years equaling over \$1 million.

She reported receiving eight responses to the RFP for the Brownfields, which was advertised on PennBid.

The O&M Contract is pending Board approval today. Mr. Webb will have discussion under the Solicitor's Report regarding the matter.

She indicated that blight elimination will continue along Horner Street. Asbestos abatement was completed on two commercial properties along Horner Street, and one structure will be demolished in the Central Business District. Funding for the three demolitions is the remaining dollars received through DCED.

Mrs. Komar noted that JRA continues to work with community leaders and legislators regarding the Ideal Market. An appraisal on the market had been received, and members interested in reviewing it should contact Mrs. Komar. The market study from Peter Gurney has also helped in that regard.

The executive Director indicated that nine properties were acquired through the Cambria County private sale approved by the Board last month. Economic development plans are being advertised to bring all nine back into taxation. She noted a property located at the corner of Ohio and Forest has been privately demolished and the owner is interested in the adjacent parcel to take ownership of a larger lot there.

She referred members to the proposed JRA/JRS budget in today's packet and stated a workshop is scheduled for December 5 at 1:30 p.m. for review of same. Ms. Labosky was commended for her work on that budget.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, indicated that four grant projects have been closed out.

She noted Resolution F on today's agenda for Board approval is regarding short-term and long-term disability insurance. Resolutions G, H, and I are the policies discussed at the October meeting regarding the time study allocation, debt management and the cash reserve policy.

Resolution J is regarding the 2023 JRS Budget regarding administrative fees based upon the recommendations and calculations performed by herself and Wessel and Company concerning the time study.

Resolution K amends the 2023 JRA Budget due to the time study in correlation with the amendment of the JRS Budget.

Ms. Labosky referred members to the dashboard GIS indicating the status of

the sewer lateral program.

The October cash disbursements were read into the record as follows:

Cambria Iron Works, \$4,306.17; Grant Partnership Fund, \$18,795.75; Centre Town Mall, \$23,727.54; Revolving Account, \$194,803.99; Johnstown Regional Sewage, \$967,642.50, for a total disbursement of \$1,209,275.95.

She noted a conference call was scheduled with Alan from S&P on December 18, 2023. Ms. Labosky, Mrs. Komar, and Mr. Valentine will be on the call.

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 it still open pending final inspection with DEP and minor closeout activities.

Regarding Interceptor Maintenance Projects, Mr. Kakabar noted Broad Street siphon phase two was completed with the exception of the reinstallation of a valve removed during the operation. He stated there was a substantial buildup of grease in the system. He stated there had been discussion internally regarding the implementation of a FOG (Fats, Oils and Grease) due to all the restaurants and bars, and a regular siphon cleaning program should be addressed.

The Washington Street relining was completed. He referred members to a hypothetical schedule of cleaning and televising for 2024 with the Vine Street siphon as the next major siphon cleaning project along with the interceptor between Central Avenue, Valley Pike and a portion of Franklin Street, a known problem area in the past. A sonar inspection of the major interceptor would be recommended in 2030. A Central Avenue siphon is recommended for 2025.

Mrs. Komar suggested a capital improvements workshop in 2024 meeting with DEP to come up with a plan that the Board is comfortable with.

Mr. Kakabar indicated the 2024 budget does include the Vine Street siphon and a portion of Franklin Street. For the other sections, he estimated approximately \$5 per foot for each of the calendar years 2025, 2026 and 2027.

He noted that all SSOs are required to be sealed by December 31, 2024. Discussion will be held with DEP regarding a schedule of closing the known sanitary sewer overflows within the next calendar year.

There was no update on Report No. 30 or the NPDES renewal application approved and submitted to the department for review.

Mr. Kakabar reported the DCED H2O and Small Water Grant announcements have been postponed again.

He noted working on some capital improvements at the Dornick Point Plant, and two resolutions were on the agenda for approval.

Mrs. Komar suggested a conversation with the GJWA regarding downtown property owners that have not had their laterals done while Snyder is finishing up and is here in town.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, indicated capital improvements had been earmarked for 2023 and on the agenda for approval. 2024 improvements are being considered. He looked forward to a workshop for discussion of the five-year plan that maintains infrastructure.

There will be a meeting with USG in the near future to discuss the next phase of the siphon project.

He noted a quarterly meeting was held in October regarding the Dornick Operation and Maintenance Contract to discuss capital improvement planning, leachate disposal and controls, staffing, training, repair. Mr. Michael Wolgemuth, Inframark Regional Manager, will become more involved at the plant.

If the Board approves, Mr. Grandinetti would like to terminate water and drain the sprinkler system at the Ideal Market due to there being no preventative maintenance at that location.

Mr. Grandinetti reported that a recent inspection of the Iron Street Bridge recommends that the bridge be posted at 32 tons with appropriate signage, which was ordered and will be installed by Public Works. Due to the bridge collapse in Pittsburgh, there has been a heightened interest in all Pennsylvania bridges. He suggested that a notice be sent to businesses in

that area regarding the posted tonnage. Mrs. Komar spoke directly with JWF regarding the matter. TIP funding is also being sought.

He referred members to a list of priority code descriptions in his report noting there is no imminent danger or high priority regarding the Iron Street Bridge. Priority issues will be addressed before they become critical or high priority.

SOLICITOR'S REPORT

Calvin J. Webb, Esquire, reported very productive negotiations with Inframark regarding the contract for operation and maintenance of the Dornick Point Wastewater Treatment Plant. He noted no significant changes were made, and the agreement is similar to prior years. He recommended that the proposed agreement be approved.

Mr. Truscello made a motion to approve the Fiscal/Operations Reports. The motion was seconded by Ms. Rae.

The motion passed by the following vote:

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

RESOLUTIONS AND MOTIONS

A. 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.

The motion passed by the following vote:

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

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AS A DONATION, THE PARCEL LOCATED AT 292 OHIO STREET, TAX MAP NO. 87-021.-302.000 FROM JOHN J. AND ALICE R. GEORGE OF JOHNSTOWN, PA.

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

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AUTHORIZING TERMINATION OF A LEASE AGREEMENT WITH FERGUSON ENTERPRISES, LLC, FORMERLY PIPELINES, INC. OF EAST LIVERPOOL, OH, FOR THE ELECTRICAL STORAGE BUILDING LOCATED AT THE LOWER CAMBRIA WORKS.

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).

Mrs. Komar noted the company is working on an agreement with Mr. Barbin to deed the modular office over to the JRA.

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING TERMINATION OF A LEASE AGREEMENT WITH MICHELLE HASELRIG OF JOHNSTOWN, PA FOR APPROXIMATELY 500 SQUARE FEET OF SPACE AT 416 MAIN STREET.

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

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF THE STATE THEATER PROPERTY FROM DLP CONEMAUGH MEMORIAL MEDICAL CENTER, LLC. FOR \$1.00.

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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AGREEMENTS FOR SHORT-TERM AND LONG-TERM DISABILITY INSURANCE WITH NATIONAL INSURANCE SERVICES OF WISCONSIN INSURANCE TRUST.

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

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

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN ALLOCATION OF ADMINISTRATIVE COSTS POLICY - POLICY #2023-01.

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).

H. A RESOLUTION OF THE REDEVELOPMENT OF THE CITY OF JOHNSTOWN APPROVING A DEBT MANAGEMENT POLICY - POLICY #2023-02.

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

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

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, APPROVING A CASH RESERVE POLICY - POLICY #2023-03.

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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING THE BUDGET FOR THE JOHNSTOWN REGIONAL SEWAGE FISCAL YEAR 2023 IN THE AMOUNT OF \$39,318.00.

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

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

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING THE ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2023 IN THE AMOUNT OF \$39,318.00.

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).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY LOCAL SHARE ACCOUNT STATEWIDE GRANT PROGRAM ON BEHALF OF THE GREATER JOHNSTOWN COMMUNITY YWCA.

Mrs. Komar explained the incorrect amount is on the resolution and would need amended. Mr. Pasquerilla noted the amount to be \$164,628.

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

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

M. A RESOLUTION OF THE JOHNSTOWN REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY LOCAL SHARE ACCOUNT STATEWIDE GRANT PROGRAM ON BEHALF OF VICTIM SERVICES, INC.

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).

N. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY LOCAL SHARE ACCOUNT STATEWIDE GRANT PROGRAM ON BEHALF OF THE CAMBRIA COUNTY LIBRARY.

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

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

O. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISING AND BIDDING OF CONTRACT NO. JRA-FY-20223-2 FOR THE DEMOLITION OF THREE (3) COMMERCIAL PROPERTIES IN THE CITY OF JOHNSTOWN USING GRANT FUNDS RECEIVED FROM THE DCED.

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).

P. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF AN ADDITIONAL WORK ORDER DIRECTIVE TO INFRAMARK, LLC FOR THE ACQUISITION AND INSTALLATION OF TWO DOUBLE DISK POSITIVE DISPLACEMENT SLUDGE TRANSFER PUMPS.

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

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

Q. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING REPAIR OF HE VENTED SHAKER

SILO FILTER VENT DUST COLLECTOR AT THE DORNICK POINT
WASTEWATER TREATMENT PLANT.

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).

R. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A FIVE (5) YEAR CONTRACT WITH INFRAMARK, LLC FOR THE OPERATION AND MAINTENANCE OF THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Mr. Truscello noted this was a pretty extensive process and appreciated staff involvement.

The motion passed by the following vote:

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

The following press release is regarding the Inframark contract:

Johnstown Regional Sewage Approves 5 year Contract

JOHNSTOWN, PA – Johnstown Regional Sewage approved a 5-year operation and maintenance contract with Inframark to deliver management, operation, and maintenance of the JRS's Dornick Point Wastewater Treatment Plant. The contract also includes a JRS and Inframark investment in additional technologies to optimize the wastewater plant operation.

In February of 2023 Johnstown Regional Sewage utilized PennBid, a bid management portal, to procure bids for operations and maintenance of the Dornick Point Wastewater treatment plant. During the 6-month process, proposals were evaluated to determine the most qualified operations manager. The new contract with Inframark highlights their operational expertise as well as cost savings from the prior contract.

“A reduction in annual costs combined with their professionalism and knowledge, made Inframark the successful bidder. We look forward to a continued working

relationship with Inframark over the next 5 years stated Melissa Komar, Executive Director of the Johnstown Redevelopment Authority who provide oversight to Johnstown Regional Sewage.

“We are pleased to extend our partnership again with the JRS, which began in 2014, by bringing our deep expertise in the operation and maintenance of the Dornick Point Wastewater Treatment Plant. Our embedded Automation and Intelligence resources also provide industry best solutions to prepare our clients for the future of wastewater and water treatment. We look forward to continuing our partnership with the JRS and the citizens of Johnstown,” said Inframark’s Vice President of Operations Jerry Shupe.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

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

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

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

AN EXECUTIVE SESSION WAS HELD IMMEDIATELY FOLLOWING THE MEETING



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



BRUCE HASELRIG,
SECRETARY