

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, December 19, 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 12:01 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, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Ms. Huchel, (1) was not present.

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Thomas Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; Patricia Quijada; Michele Cheche; Toby Fauver; Brian Krul; and Joel Valentine were also present.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the November 21, 2023 Regular Meeting. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

Patricia Quijada addressed the Board regarding property investments and thanked Ms. Komar, Ms. Cheche, and Mr. Grandinetti for the improvements to the city of Johnstown. She noted currently having seven properties in Johnstown, selling three to end users, and the rest as a rental portfolio. She reported being attracted to Johnstown because of the architecture. She noted having one Section 8 rental in Moxham. She mentioned having two properties on Land Bank for Board approval today.

REPORTS

Brian Krul, PE, TranSystems Corporation, presented to the Board to provide an update concerning the Johnstown Urban Industrial Park Connector Road Phase I. He reported being held up in the permit phase. He noted the National Pollutant Discharge Elimination System (NPDES) environmental permit was submitted in 2023, and he responded to all comments. He mentioned receiving a request for additional information in the form of

infiltration tests, noting the test was completed and the permit resubmitted in July 2023. He reported that he is currently awaiting the final permit issuance and requested political assistance to get those permits through.

Mr. Krul noted submitting the Department of Environmental Protection (DEP) Chapter 105 Waterway Permit early in 2023 but received a comment requesting a joint permit application be submitted after the DEP agreed to the small project permit. He mentioned the DEP agreed to go back to the small project permit but lost a few months of coordination time. He noted receiving comments at the end of November with the goal of addressing all of those by the end of this week and awaiting the final permit issuance in the new year. He again requested political assistance concerning the permit. He noted being hopeful to secure the permits in the spring of 2024 to be able to start bid openings for summer construction.

Toby Fauver, Rockland Consulting, suggested having a discussion the first week of January and to start making phone calls to state representatives and the governor's office.

Mr. Pasquerilla recommended applying up to \$1 million through the site fund.

Mr. Barbin requested information regarding the conservation history.

Mr. Krul stated their comments were addressed concerning infiltration testing but have not heard anything at this point.

Mr. Fauver addressed Phase II, noting it to be part of the federal funding process and environmental documentation. He noted it was determined that the top part of the site is included in the National Park Service District. He mentioned having a couple field meetings and discussions but that nobody really could say how somebody drew a line on a map.

Mr. Fauver reported the district provided a Section 106 kind of document, and the next issue is having a programmatic agreement between the Federal Highway Administration, Historical and Museum Commission, and JRA. He provided a programmatic agreement draft and mentioned an area of disagreement that they do not have much opportunity to change, which presents some risks for JRA if they proceed with the federal funds. He referred to changes he made under stipulations regarding new development facilitated by the access road. He noted the agreement that was provided had language that would have required JRA to have established development standards and get those approved outside of the agreement. He explained that it is only for the first plateau piece of about 10 acres or so and not the whole

site.

Mr. Fauver informed the Board that he suggested they establish basic development standards in the agreement to meet their requirements instead of having a separate development standards document. He noted the first standard would be requiring the design, including color, for any development be similar to the design of the lower works. He noted the second one is that any development would follow the design and subdivision regulations of the city of Johnstown. He stated the third one is geared around lighting to limit lighting to a maximum height of 25 feet above ground level and shielded to prevent glare from normal viewing angles. He also put in a height restriction that the maximum height of any building in the area covered by the agreement would be restricted to 50 feet for that first 10 acre area in the plateau area.

Mr. Fauver addressed adverse effect criteria, noting the primary focus is on criteria four and five, noting it is a matter of whether the other parties would agree. He reported also putting a 30-day time limit in the agreement for comments.

Mr. Fauver referred to administrative stipulations and proposed deleting a requirement they wanted to put in there that would require JRA to produce a biannual report detailing activities that have taken place in the previous two years, as well as planned activities for the next two years.

Mr. Fauver addressed late discoveries, where an artifact may be uncovered during excavation that would require stoppage of the project. He noted the State Historic Preservation Office (SHPO) would have to determine whether they want further investigation or it is okay to keep moving forward. He stated stoppage of the project will delay the contractor and create costs, and the grant would not cover the costs of a delayed project for an archaeological dig to recover artifacts. He explained that the cost would come back to JRA, and he wrote language stating that JRA would not be responsible for archaeological digging or recovery of artifacts that may be desired by the Federal Highway Administration (FHWA) as partners unless paid for by a federal grant or federal grant augmentation even though he knew the language would not be accepted.

Mr. Fauver addressed risks to moving forward. He noted it was previously used as an industrial site and is fairly level already. He reported a maximum excavation depth of about 18 to 24 inches and believed there is low risk of a significant archaeological feature that would stop the project and create more costs for JRA. He also believed the risk is low for environmental issues as long as the soils remain on site and continues to be used on site.

Mr. Truscello commented that there is a nice library of old aerial photos dating back to the 1930s, noting there was heavy industrial use, where it is more likely to find environmental issues than archeologic issues. He mentioned there were many tanks up there in the photo that he recalls.

Mr. Fauver asked Board members to either negotiate the agreement and create something that they can satisfactorily sign or decide to give the federal grant money back. He explained that there is no risk of returning the funds because they have not spent any federal money yet but would start spending the money once they sign the agreement and move forward with the design. He also explained that any of the federal money expended prior to completing the project would have to be repaid if they decide to stop later.

Mr. Fauver again noted the language, stating that JRA would not be responsible for archaeological digging or recovery of artifacts that may be desired by the FHWA as partners unless paid for by a federal grant or federal grant augmentation would not be accepted. He mentioned that it is a different issue of whether or not they could receive additional grant funds to help cover the cost if something is uncovered. He suggested adding language to the bid documents ultimately requiring something of the contractor to limit delay claims if they move ahead with the agreement.

Mr. Fauver informed Board members that they could keep negotiating the agreement to get the final language and then make a decision or stop the process today.

Ms. Komar noted the importance of being transparent in the message from PennDOT, where they could be looking at a 2025 construction season for this portion. She noted any development they have will need to comply with whatever is negotiated between the authority regarding the contract, and those stipulations will have to be followed. She mentioned there could be an issue financially as far as the archaeological work that may need to take place with a budget that is quashed without the items being funded.

Mr. Barbin commented that the same issue applies with environmental and hazardous material that could be discovered, where the contractor is going to be digging the whole way and the analysis was just to probe the area, so there could be historical risk the same as environmental risk.

Mr. Fauver mentioned that there would be a plan already in place and how to handle an environmental risk to be able to continue the project, but the historic one has a lot of unknowns if somebody stops the project.

Mr. Truscello requested information concerning the responsibility of the Redevelopment Authority Board when they have the contractor.

Mr. Fauver explained that they would be required as part of the project to hire an archaeological professional to be on site when the heavy excavation work is happening that could be funded through the grant, noting land clearing for that site is probably a month's worth of work.

Mr. Fauver suggested scheduling a meeting with PennDOT and the other parties to go over the proposed changed agreement for comments and then present back to the Board for approval.

Mr. Valentine addressed the fixed charge coverage ratio, noting the Board has to maintain at least a ratio of 1.1:1 from the policy implemented a few months ago. He reported the Board at 1.39 in 2022 and 1.23 in 2023. He noted the biggest impact is income from operations and any unfunded capital upgrades, which would have a negative impact on coverage ratio. He mentioned looking at it on an annual basis because there would be months where they have a large CapEx project or something that causes it to go out of whack.

Mr. Valentine addressed the days cash on hand showing 197 days of cash on hand at the end of November and 123 in January 2022, noting an increase of almost 80 days over the last two years. He discussed the call with S&P yesterday, noting they asked operational questions but focused on fixed charge coverage ratio and the days cash on hand. He believed things are moving in the right direction but did not believe S&P were going to re-rate this year. He recommended continuing to focus on those two numbers and offered to provide those in the monthly packet for a possible re-rating next year.

#### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, provided an update regarding the Cambria-Rowe project. She noted the current state of the building and accrued costs have been a discussion with the Board. She mentioned Dr. Frem is working with his accountant to get a few questions answered and may be willing to provide some private funding for the project. She stated he is aware of the low number for the asbestos abatement and window replacement and awaiting to hear back. She informed Board members that it could be awarded at next month's meeting.

Ms. Komer noted the State Theater transfer is still in the process.

Mr. Barbin stated the city and county signed the subdivision but the owner never signed it, so it was never recorded. He noted they passed the 90 days to have it recorded and would need it need it approved again. He offered to talk to the city solicitor and believed they could pass a motion ratifying continuation.

Ms. Huchel requested Mr. Barbin provide the information, so it could be placed on the agenda for the January 2 Reorganization Meeting.

Ms. Komer reported the sewer laterals continue, and the authority continues to promote available funding to the property owners. She noted they are working diligently to push as many property owners through the programs as possible.

Ms. Komer reported the authority submitted a grant application to the Community Foundation for the Alleghenies for \$150,000 for blight elimination. The application included facade painting and demolition along the Franklin Street corridor between the Hickory Street Bridge and the hospitals.

Ms. Komer provided an update regarding the Southern Alleghenies Planning & Development Commission (SAP&DC) and the Honan Avenue playground to close out the Green Space Grant and are partnering with the Department of Conservation and Natural Resources (DCNR) on that project for an approximately \$300,000 playground for the Minersville area. The Southern Alleghenies Planning & Development Commission was pleased with the work and to be in a partnership with the DCNR project.

Ms. Komer noted blight elimination will continue along Horner Street and Jackson pending Board approval today. The contract low number was for Leckey's Demolition, and Land Bank will also be acquiring properties based on the updated resolution for today. She noted a few properties were eliminated based on research done through the Prothonotary's Office and provided an updated list. The land, pending Board approval, will be acquiring 16 properties at the March private sale.

Ms. Komer reported the Johnstown Redevelopment Authority and Johnstown Regional Sewage budgets are pending Board approval today, noting both budgets were discussed at a workshop today.

Ms. Komer addressed her attendance at the Pennsylvania Housing Alliance Conference in Hershey. She noted it was well-received with representatives

from the U.S. Department of Housing and Urban Development (HUD), Department of Community and Economic Development (DCED), and local and redevelopment authorities across the Commonwealth. Winnie Branton, who led the charge for the city to create the Land Bank, was also present and pleased to see where they are today.

Speaker 2

Ms. Huchel asked when the Authority would be hearing the Community Foundation regarding the Franklin Street grants?

Ms. Komer reported that it has not been awarded yet and all requirements were fulfilled on the Authority's end.

Ms. Komer addressed the Budget Workshop, noting everything was very transparent as far as where there needs to be some inner fund transfers and policies implemented on the administrative side. She noted they have a full year to utilize their timesheets for administrative costs, and the budget appeared to be strong based on all the policies that were implemented.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, indicated there have been no changes regarding grant funding since last month.

She noted Resolution E on the agenda for Board approval relates to the 2024 JRS Budget.

Resolution F approves the 2024 JRA Budget.

Resolution N approves the purchase of a 10-month CD from AmeriServ.

Resolution O approves a 10-month CD from First National Bank.

Attached to those resolutions is a spread sheet reflecting all local banks were provided interest rates, and those seemed to be the best opportunity for the Authority.

Ms. Labosky also attached a brief overview of 2023 Johnstown Redevelopment Authority achievements.

Ms. Labosky reported being close to \$700,000 on the Whole-Home Repairs Program. She also reported receiving \$13,000 in 2023 from the lien program

instituted in 2017 to collect unpaid sewer treatment fees. Sewer Lateral Loan Program mortgages are continuing to be paid off at a little over \$113,000 that could go back into the program to continue to help homeowners.

Ms. Labosky reported disbursements for the month of November were Cambria Ironworks, \$3,536.69; Grant Partnership Fund, \$23,776.86; Centre Town Mall, \$5,363.16; Revolving Account, \$211,161.29; Johnstown Regional Sewage; \$1,180,811.85 for a total of \$1,424,649.85.

#### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to page 1 of the Inframark Report, noting the influent is now at 4.84 million gallons per day and below 100 gallons per capita per day loading to the plant, which is extremely successful.

Ms. Komar informed Board members that they were awarded both the small water and sewer grant and the H2O grant, noting they received \$933,380 on the first and \$201,864 on the second.

Mr. Pasquerilla thanked Governor Shapiro and his office for advocating for them.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported continuing to make significant improvements at the plant. He mentioned having three resolutions that impact the plant and the testing and their Industrial Pretreatment Program (IPP). He and Tom will be meeting to discuss and moving forward with their siphon and interceptor plan to continue to have maintenance issues addressed. He stated the damaged valve is going to be repaired the week of Christmas.

Mr. Grandinetti discussed the Iron Street Bridge, noting that he would like to reach out to EADS to work closely with their bridge inspection team to address any significant problems. He mentioned not wanting to see critical control points go to zero and is going to systematically try to approach repairs. He noted significant lighting improvements at the plant but having no success after putting all of the other lights on Unibid. He stated there are going to be three signs to identify significant highlights of things that took place on the trail.

Mr. Grandinetti informed Board members that he would be receiving information on the Transportation Improvement Plan (TIP) funding for the



bridge that JRA submitted to the county, noting they would be making a decision in December. He noted issues need to be addressed by JRA to eliminate any type of potential liability issues and would be focusing on that next year.

Mr. Truscello commented that it is not really a city street and asked whether they could receive TIP funding for something on a private road.

Mr. Grandinetti noted discussing issues concerning railing and other liability issues that they want to keep on their radar screen moving forward.

### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, informed Board members that they would be able to transfer the deed near the end of January for the State Theater and have the subdivision fixed and taken care of by then.

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

The motion 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 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. 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 FIXING A PROPOSED SCHEDULE OF REGULAR

MEETINGS AND ADMINISTRATIVE WORKSHOPS FOR 2024 AND  
AUTHORIZING THE ADVERTISEMENT OF SAME AS REQUIRED BY  
THE SUNSHINE LAW.

Ms. Komar asked whether the Board wished to move forward with providing a call-in number, and the Board agreed.

Ms. Huchel 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AUTHORIZING EXTENSION OF THE CONTRACT WITH THE AUTHORITY'S LEGAL COUNSEL, WILLIAM GLEASON BARBIN, THRU DECEMBER 31, 2024.

Mr. Haselrig 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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN EXTENSION OF THE CONTRACT WITH THE AUTHORITY'S LEGAL COUNSEL, CALVIN J. WEBB II, THRU DECEMBER 31, 2024.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A BUDGET FOR THE OPERATION OF JOHNSTOWN REGIONAL SEWAGE SYSTEM FOR FISCAL YEAR 2024

Mr. Truscello 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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2024.

Ms. Rae 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).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2023-WWTP-3 TO PREMIER MAGNESIA, LLC., FOR THE BULK PURCHASE OF MAGNESIUM HYDROXIDE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2023-WWTP-4, LABORATORY SERVICES FOR THE INDUSTRIAL PRETREATMENT PROGRAM, TO ENVIRONMENTAL SERVICE LABORATORIES OF INDIANA, PA.

Mr. Truscello 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 OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2023-WWTP-5, LABORATORY SERVICES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SERVICE (NPDES) PROGRAM PERMIT OBLIGATIONS, TO ENVIRONMENTAL SERVICE LABORATORIES OF INDIANA, PA.

Mr. Truscello 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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING RESOLUTION NO. 4882, ORIGINALLY PASSED NOVEMBER 21, 2023, ON BEHALF OF THE CAMBRIA LIBRARY ASSOCIATION, TO CHANGE THE STATEWIDE LOCAL SHARE ASSESSMENT GRANT APPLICATION AMOUNT FROM \$50,000 TO \$82,000.

Ms. Huchel 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).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LAND BANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU IN MARCH 2024, THEN ADVERTISE THESE PARCELS FOR SALE.

The two coming off the corrected resolution are 717 Fronheiser Street and 917 Von Lunen Road.

Ms. Rae made a motion to approve without those two properties noted. 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).

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Nays: None (0).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF FY 2023-2 DEMOLITION CONTRACT TO LECKEY'S DEMOLITION SERVICE OF JOHNSTOWN, PA, IN THE AMOUNT OF \$46,400 FOR DEMOLITION OF THREE COMMERCIAL PROPERTIES AS ADVERTISED.

Mr. Haselrig 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).

M. A RESOLUTION OF THE JOHNSTOWN REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH BRIAN HILL OF JOHNSTOWN, PA, FOR APPROXIMATELY 550 SQUARE FEET OF SPACE AT 416 MAIN STREET TO OPERATE A TAKEOUT RESTAURANT.

Ms. Huchel 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).

N. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF ONE 10-MONTH CD FROM AMERISERV FINANCIAL.

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

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

Nays: None (0).

Abstain: Mr. Pasquerilla (1)

O. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF ONE 10-MONTH CD FROM FIRST NATIONAL BANK.

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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).

P. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A NON-DISCLOSURE AGREEMENT WITH ZAMIAS SERVICES, INC.

This is regarding the Ideal Market. Zamias was attending a grocery store/supermarket conference in New York and asked if they would sign a non-disclosure (NDA) before they ??? 18:00 look around the property. There is no contract with Zamias. They just want to see if there is interest.

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).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

Mr. Pasquerilla wished everyone a Merry Christmas and Happy Holidays.

Ms. Huchel made a motion to adjourn. 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).

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There being no further business, the meeting was adjourned at 1:11 p.m.

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

  
\_\_\_\_\_  
BRUCE HASELRIG,  
SECRETARY