

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, January 16, 2024

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 by quoting Martin Luther King.

Chairman Pasquerilla thanked Mr. Truscello for his willingness to serve another term.

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

Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Absent: Ms. Huchel (1)

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Thomas Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; and Mike Sabo, Project Manager were also present.

MINUTES

Mr. Haselrig made a motion to approve the Minutes of the December 19, 2023 Regular Meeting. 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).

ELECTION OF OFFICERS

Mr. Haselrig made a motion to keep the same slate of officers. The motion was seconded by Mr. Truscello and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

John DeBartola, 1197 Bedford Street, addressed the Authority with regard to three items on the agenda including Item B, which did not provide information about the properties; Item C, which did not indicate how many properties would be purchased at the Tax Claim Bureau; and Item D, which was an amendment to buy properties and then sell. He inquired as to how many properties were being sold, who would be purchasing them, and why it was

not more transparent. Mr. DeBartola requested that these matters be explained.

Executive Director Komar explained the actual resolution contained all of the information he was requesting and a printed copy would be provided to him.

Ms. Huchel entered the meeting at 12:05 p.m.

Chris Weidley, Weidley Properties, introduced himself to the Authority. He noted investing in Johnstown about 18 months through tax sales, redeveloping 40 blighted properties to return them to the tax rolls. He commented the JRA staff was "great to work with." Mr. Weidley will provide handouts for the Authority to review showing before and after photographs and the capital spent. Mrs. Komar will include the information in the next board packet.

Chairman Pasquerilla inquired as to why Mr. Weidley chose Moxham to invest in. Mr. Weidley explained that a Yahoo finance article indicated that Johnstown was the third best investible city in the United States, and he was looking for places to invest in. He would forward a copy of the article to Mrs. Komar.

Mr. Weidley explained his process to make the properties more habitable. He commented that the mechanism of the landbank in conjunction with the tax office was the tool to restore the city.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, provided an update regarding the Cambria-Rowe project. She reported the plans were submitted to the City Planning Commission at the prior meeting and approved. Alyssa from CJL was available to answer questions.

She noted Dr. Frem had questions regarding taxes, sewer work, and the length of time of ownership through the EDA grant. Responses were sent to him. She awaited a response regarding his private investment for the asbestos work and windows.

Mrs. Komer reported the Planning Commission reapproved the subdivision for the State Theater.

Sewer laterals continue to move forward. Open houses are held twice a month for approximately 10 to 12 properties, and many more contractors are attending and providing bids.

The grant application was submitted to Community Foundation for the Alleghenies for blight elimination along Franklin Street, and a response should be forthcoming.

Timelines for the small sewer and water grant and H2O grant were being discussed with the EADS Group. Mrs. Komar indicated that no budget amendments would be necessary to move forward with the first stages of the grant.

Mrs. Komar reported on continuing to work with prospects for both the Ideal Market and Rite Aid. A meeting was scheduled for this date, January 16, 2024, at 3:00 p.m. regarding the Ideal Market. The owner of the Rite Aid will be in town on Monday, January 22, for further discussion of a tenant.

Pending Board approval, the consultant for the EPA funds will begin work provided in the RFP. Mrs. Komar indicated another extension was provided by DEP for tank removal, but stated they were assured that that would be the first project as soon as the consultant is approved.

She asked that all statements of financial interests included in the packet be returned as soon as possible before May 1, 2024.

Executive Director Komar indicated the State Theatre Foundation had reached out regarding whether JRA would be willing to apply for an RCAP for the State Theatre on their behalf. A resolution was not necessary for approval, but approval would be required if successful in that grant. A copy of the application can be included in the next meeting's packet if requested.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, indicated there had been no changes regarding grant funding since December 2023.

She noted the ten-month CDs were opened and significant revenue from interest should be recognized by year end.

She reported a slight decrease in the number of sewer lateral program applications received.

2023 Audit preparations had begun, and data had been sent to Young Oakes Brown and Company. She will keep the Board updated.

Ms. Labosky reported disbursements for the month of December were Cambria Ironworks, \$4,723.97; Grant Partnership Fund, \$4,389.75; Centre Town Mall, \$4,879.35; Revolving Account, \$129,747.00; Johnstown Regional Sewage; \$903,101.47 for a total of \$1,046,841.54.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to the Inframark Report for discussion including a final inspection report with regard to PennVEST 7.

The interceptor maintenance projects, the Broad Street Siphon, is now completed. A rebuilt valve was reinstalled and is now complete.

Mr. Kakabar indicted 2024 projects including the Vine Street Siphon, with backup work on Franklin Street and Valley Pike interceptor corridor, followed by a cleaning of the grit chamber and then cleanout of the Ferndale siphon. A proposal for consideration should be forthcoming.

With regard to Consent Order Activities, reminder letters to municipalities were sent out and reports are coming in. A report will be prepared.

Sealing of the SSOs will be sealed by the end of 2024.

Mr. Kakabar referred to a graph requested by Mr. Truscello to provide additional per capita flow data on activity. He noted that since 2018, per capital loading for each person within the service area was down since the monitoring started in 2013. In 2023, down to 111 gallons per capita per person and the target is 100. He noted if all trends hold true, 100 gallons per day would be met earlier than 2029. Mr. Kakabar commented this data was provided to the Tribune-Democrat for an article prepared during the Christmas Holiday. Mrs. Komar will attach a copy of the article to the record.

He noted there was no update on NPDES application. Grant applications were moving forward.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported monthly meetings continue with Tom and Mike and staff for discussion of the 2024

Capital Improvement Planning. He will meet with Inframark with regard to the implementation of SCADA and provide a report monthly.

Mr. Grandinetti noted two resolutions on the agenda with regard to purchase of chemicals at the Wastewater Treatment Plant.

He reiterated Mr. Kakabar by stating that siphons and interceptors will be maintained. A USG proposal will be on the next agenda for approval of Vine Street and Franklin Street interceptor cleaning.

Mr. Grandinetti will meet with an EADS representative for discussion of a plan for the Iron Street Bridge, which he will provide to the Board. Weight limit signs were installed in December.

Water has been terminated to the Ideal Market.

The posting of discarded streetlights at the Wastewater Treatment Plant were unsuccessful and will be taken to salvage.

Adams Street Replacement Survey, ECO Village Survey and Sewer Lateral Program were moving forward.

Residents were still requesting service of the Authority's loan program.

Mr. Grandinetti was requested to explain the SCADA control system. He stated it was basically an automated system, which allows for the staff to deal with chemicals in a computerized version. Employees will be given instructions on the program.

Mike Sabo noted it would trim the cost of chemicals. He agreed with Mr. Pasquerilla that it is a "state of the art" system.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported on continuing to work on the State Theater process and awaited papers to be returned from Alabama and Nashville.

Attorney Barbin noted being in contact with Attorney Gvozdich regarding the Atrium Manor property agreement. A special Board meeting may need to be scheduled regarding the matter.

He awaited a response from Somerset Trust indicating they will share the

first mortgage position regarding the Cambria Rowe Building.

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

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 AS THE LANDBANK AUTHORIZING THE SALE OF 6 PROPERTIES TO THE PARTIES LISTED FOR THE PRICE LISTED. THE PARTIES SHALL PAY ALL RECORDING AND TRANSFER COSTS.

Mr. Truscello 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) as she has material interest in one of the properties.

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE PROPERTIES FOR THE LANDBANK AT PRIVATE SALES HELD BY THE CAMBRIA

COUNTY TAX CLAIM BUREAU.

Mrs. Komar explained this was a duplication of the resolution that already allowed the Executive Director to purchase properties at the landbank. She will be a speaker at an event in Pittsburgh on March 7, 2024, the day of this sale. Michelle will attend as office administrator, and this resolution gives her permission to represent the Authority on that day.

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING RESOLUTION NO. 4897 PASSED DECEMBER 19, 2023 AUTHORIZING THE OFFICE ADMINISTRATOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LANDBANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU MARCH 7, 2024, THEN ADVERTISE THESE PARCELS FOR SALE.

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 AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT 2024-WWTP-1 FOR THE BULK PURCHASE OF LIQUID OXYGEN 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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT 2024-WWTP-2 FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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 ADVERTISEMENT AND BIDDING OF CONTRACT 2024-WWTP-3 FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2024-JRA-1 TO TETRA TECH OF PITTSBURGH, PA, FOR BROWNFIELDS ENVIRONMENTAL SERVICES.

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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Executive Director Komar commended the staff, especially Mike, for all of the work done with the building throughout the holidays, which was used for community space in many different ways.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, would like to review the landbank article. He stated that Johnstown Capital Partners came to mind and the 100-plus properties that they had purchased. He commented that JRA acting as a quasi-real estate company concerns him with all the blighted properties being renovated.


Mr. Truscello commented that "you either fix them up, or else you tear them down."

ADJOURNMENT

Mr. Truscello made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 12:26 p.m.



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



RICHARD TRUSCELLO,
VICE CHAIRMAN