

JOHNSTOWN REDEVELOPMENT AUTHORITY
SPECIAL MEETING
Friday, February 9, 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 11:01 a.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. Truscillo (3).
Mr. Haselrig (1) was not present at the commencement of the meeting
Absent: Ms. Huchel (1)

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; and Michael Grandinetti, Maintenance and Operations Manager were also present.

An Executive Session was noted to have been held prior to the commencement of the Special Meeting.

PUBLIC COMMENT

Carol Onufro, ACRP, CoFounder and Chairwoman, presented before the Authority regarding an interest in the Atrium facility at 216 Main Street and moving forward without a bid. Ms. Onufro stated the current facility a 119 Walnut Street, the old Bethlehem Steel Building, has difficulties with heating and cooling. She noted for the record that ACRP was an interested buyer of the Atrium facility.

Mr. Barbin noted the resolution on the agenda would authorize a bid to be made by the JRA on behalf of Croyle Nielsen. He explained the property had been placed in bankruptcy. The owner of the property and two other nursing homes in our region have entered bankruptcy. JRA will be discussing making a bid on the property. Anybody has a right to make a bid to the bankruptcy court on the property, who would determine what bid would be accepted or not accepted.

Mr. Barbin suggested ACRP may need to go onto the Federal Pacer System regarding the matter. Mrs. Komar noted this is the first time JRA has ever acquired property in bankruptcy court and opined it would be based on more than just the dollar amount, the potential reuse. She was not sure if the prior owners have any say or if it just goes through the court proceeding.

Mr. Truscello commented the role of the JRA is to redevelop properties and put them into a "higher and better use." He inquired if ACRP was the successful buyer of the property, would it be the intent of ACRP to maintain both Walnut Street and the former Atrium Manor. Ms. Onufro indicated that if successful in acquiring the Atrium property, ACRP would terminate occupation of the Walnut Street Building and relocate the outpatient facility to that location while reviewing grants and funding.

Mr. Pasquerilla noted the importance of ACRP for the mental healthcare needs in our area. Mrs. Komar will work with ACRP on property renovations, and anybody can bid.

Mrs. Komar explained that receiving the heating and air conditioning quotes for the Walnut Street Building was the first step moving forward but would be willing to help at the state and federal level.

Ken Gibson noted his presence at the meeting and had no public comments.

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE AND PURCHASE FOR THE PROPERTY LOCATED AT 216 MAIN STREET, JOHNSTOWN, PA, FORMERLY THE ATRIUM MANOR.

(Whereupon Mr. Haselrig entered the meeting at 11:15 a.m.)

Mr. Pasquerilla read the resolution again for the benefit of Mr. Haselrig.

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, Mr. Haselrig (4).

Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A COVENANT OF PURPOSE, USE AND OWNERSHIP FOR THE CENTER FOR METAL ARTS.

Friday, February 9, 2024
Stated Meeting, continued

3 of 4

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

It was noted that JRA would retain ownership.

The motion passed by the following vote:

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

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY
OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A
TEMPORARY PARKING LEASE AGREEMENT WITH SMG.

Mrs. Komar explained the agreement had been written with the Cambria County War Memorial, which then changed to SMG.

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

Mrs. Komar explained the contract can be terminated within 30 days by either party.

The motion passed by the following vote:

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

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT

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

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

Friday, February 9, 2024
Stated Meeting, continued

4 of 4

Nays: None (0).

There being no further business, the meeting was adjourned at 11:19 a.m.



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SARGENT'S COURT REPORTING
SERVICE, INC.



RICHARD TRUSCELLO,
VICE CHAIRMAN