

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, February 20, 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 asking for a prayer to St. Francis as there would be discussion regarding the dog park.

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

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

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; Mike Sabo; Chris Kurchak; and Michael Wolgemuth, Inframark, were also present.

MINUTES

Ms. Rae made a motion to approve the Minutes of the January 16, 2023 Regular Meeting and the February 9, 2024 Special Meeting. The motion was seconded by Ms. Huchel. There was a typo correction noted in the January 16, 2023 Minutes.

The motion passed by the following vote:

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

Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS:

John DeBartola, 1197 Bedford Street, thanked Mrs. Komar for answering Agenda Item G regarding the land bank property. He asked for an explanation of Agenda Item F and whether Mr. Pasquerilla would be abstaining from voting on the matter.

He indicated the lack of the dog park is an issue and stated that going all the way over to St. John's Church would be too far a trek for elderly in the towers.

Brian Vuletich presented before the Authority regarding bidding on the Atrium Manor property. Chair Pasquerilla explained that anyone interested in bidding

on the property would need to contact the Federal bankruptcy court regarding the matter.

Mrs. Komar explained that if JRA is awarded the property through the bankruptcy court, an agreement would need to be in place in order to get to the next step in the bankruptcy court to acquire the property. The hearing is scheduled for March 15, 2024. Mr. Vuletich referred to the stalking horse agreement with JPN, Incorporated, which indicates that the Authority would be using Brownfield funds to clear the asbestos and perform sewer work. He inquired as to how to bid on the building.

Chairman Pasquerilla explained there is a solid agreement with its client. Anyone can go to Federal court and follow its procedures to be a qualified bidder, but no bids are taken here.

Executive Director Komar further explained that the Authority had to go through the process, through the Brownfield funding in order to utilize them in order to have ownership during remediation. As soon as the Authority acquires the property, it would do as it would with any other property that it acquires at the landbank, that an economic development plan would be requested. She noted that the property was not being acquired for use by JRA, but it was for future funding to eliminate the asbestos in the property.

Mr. Vuletich and anyone else can submit an economic development plan. but proper protocol must be followed to utilize Brownfield funding. Mrs. Komar offered further explanation.

Mr. Vuletich explained that he was the leader of other business people that see the Atrium as an attractive piece of property and the opportunity is "golden."

Chairman Pasquerilla explained there is potential for government funding regarding a new grocery store downtown, but the store has been turned down by Aldi's, Randy Salem, and Bilo. Mrs. Komar indicated that when local grocers were contacted, they indicated that many of the purchases are small and people are doing multiple trips to the grocery store, that business in rural communities is more beneficial financially.

Mrs. Komar explained the Rite-Aid building was also toured and would need nothing more than walk-in coolers. Everything else is turnkey ready there. She will have additional information regarding that building in her report.

PRESENTATION

Nate Walker, Shawn Mclean, Kevin Findley, on behalf of the Chamber and the John B. Gunter Leadership Program, presented before the Authority regarding plans for a Downtown Johnstown Dog Park.

Mr. Walker explained this is a project that could be of benefit to downtown and asked members to review the plan regarding 119 Jackson Street, a former funeral home site. JRA is being asked to assist with demolition of the property. He indicated the timeline is a concern and requested additional information to draft a more detailed plan.

Executive Director Komar explained the property was included in the state funding received through DCED. The issue is just ownership of the property. She noted that JRA has been working with all three of the Commissioners, the Tax Claim Bureau, and Attorney Jubas to take ownership back to the Tax Claim Bureau, which is where it originated. Until that situation is dealt with, the property will not be demolished. Once the issue is back into the Tax Claim Bureau, JRA would be able to acquire it at the private sale. Mrs. Komar indicated the Commissioners are aware of the July deadline, and the matter has been expedited.

Mr. Walker stated the July deadline is not a hard stop, and the matter could carry on into late summer, early fall, but wanted to make sure the matter is moving forward. He indicated sponsorships needed to be obtained and formal agreements would need to be in place, but the first step is "to get the building down."

Chairman Pasquerilla commended the gentlemen for their involvement in community affairs, and Mr. Truscello complimented them on the summary that was prepared.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, provided an update regarding the Cambria-Rowe project. She reported issues continue with the asbestos abatement, and funds were requested through the EPA.

She reported the State Theater title search has been completed with deed restrictions. Michelle Tokarsky is working through those deed restrictions. Mr. Reighard indicated there should soon be some answers.

Regarding the sewer laterals, Mrs. Komar indicated the County Block Grant funding needs to be exhausted throughout the other 20 municipalities that flow to Dornick Point, as well as the \$1 million dollars provided by the City to assist residents.

A grant application was submitted to the Community Foundation in the amount of \$150,000 for blight elimination, but JRA actually received \$235,000. The application included facade, painting, and demolition along the Franklin Street Corridor. She indicated the focus is from the Hickory Street Bridge to Valley Pike on Franklin Street. Main Street blight elimination includes the Roberts Pub on Main Street and property at the corner of Adams and Main beside the Clara Barton House.

Mr. Truscello commented that the Franklin Street portion, including along the river, may attract commercial interest. Mrs. Komar noted the Cambria County Planning Commission is willing to assist with the Franklin Street portion.

Executive Director Komar stated the owner of the Rite-Aid building is working with a local commercial realtor. She noted recent meetings with interested parties to provide a better understanding of the landbank process.

Mrs. Komar was contacted by the City to see if there were ways the Authority and the City could partner to administer residential development programs. She noted meeting with JRA staff regarding the matter.

Chairman Pasquerilla noted that ACRP expressed an interest in the Atrium building and were given the same advice to go to the Federal court and submit a bid. Mrs. Komar will work with ACRP to get funding resolved as ACRP is a major mental health provider in the area. An assessment report completed in 2022 from 1889 Foundation, the Center of Population Health, Conemaugh Health System, and the United Way, which noted the priority area of focus as mental and behavioral health, was added to the record.

Chairman Pasquerilla expressed a concern if the current ACRP building would be abandoned as it is old, a high-rise, and would cost more to demolish than to keep open with improvements.

Mrs. Komar stated a recent meeting was held with Carol Onufro, ACRP, Cofounder and Chairwoman, Mayor Frank Janakovic, and Pittsburgh Gateways. A tour of the property would be conducted on Thursday, February 22, 2024.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, reported the \$200,000 received from DCED is in final closeout, and Wessel is working on a single audit specific to these dollars that should soon be completed.

She reported the Main Street East project should be exhausted within the next 30 days with approximately \$500 left for that project.

The Home Repairs Program has gained great momentum, and more than 55 percent of those total dollars have been spent.

Resolution B on the agenda is for the approval to escheat funds to the state for uncashed checks greater than three years old.

Ms. Labosky reported disbursements for the month of January were Cambria Ironworks, \$4,398.54; Grant Partnership Fund, \$16,187.20; Centre Town Mall, \$3,167.77; Revolving Account, \$112,048.72; Johnstown Regional Sewage; \$1,303,310.57 for a total of \$1,439,112.80.

Members were referred to her report packet for additional information.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, reported that with regard to PennVEST 7, a final inspection will be scheduled for the Fairfield Avenue Project.

A resolution on the agenda is to award the 2024 siphon and interceptor cleaning projects to USG Utility Services Group.

Progress Report No. 31 was submitted, and copies provided to each municipality.

Work continues on a plan and schedule to present to DEP for sealing the sanitary sewer overflows. There is a resolution on the agenda for meter work to monitor the SSO activity, so proper action can be made by the end of the year on the SSOs.

Work has begun on the annual Chapter 94 Report, which is due March 31, 2024. Information is slowly coming in from member municipalities.

There was no update on the NPDES Renewal Application.

DCED H2O updates were provided by the Executive Director. He noted trying to narrow down what can be done with funds received.

Mr. Kakabar reported the stormwater management project was successfully resolved inhouse.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reviewed items of discussion over the previous month. Also present with Mr. Grandinetti is Mike Sabo, Chris Kurchak and Michael Wolgemuth, East Regional Manager, Inframark.

Mr. Grandinetti reported review of repair and maintenance and future planning associated with Dornick Point. He and Michele have been working with Mr. Webb to review all chemical contracts associated with Dornick Point.

He referred members to a summary of the first meeting regarding the SCADA system. Monthly or biweekly follow-up meetings were being considered.

Mr. Grandinetti noted a resolution on the agenda regarding service agreements for equipment, as well as a resolution for the utility cleaning of the Vine Street siphon. A visual in the packet shows the siphon itself and also the Franklin Street interceptor.

He commended Mike Sabo and his staff and the Public Works Department for their assistance, which resulted in a significant savings to improve the stormwater project.

Mr. Grandinetti reported on working with the representatives of the Proposed Dog Park.

Mr. Wolgemuth had discussion regarding the importance of the SCADA system installation. He indicated it would provide real-time data that was being manually tracked to make decisions on chemical costs to be as efficient as possible.

The influent flow valve information will be monitored via the SCADA using hone or laptop. SCADA software will be very secure and will trend information and data as regulations increase.

Mr. Pasquerilla summarized that it will not only save money, but it was safer and be more DEP and EPA compliant. There was further discussion regarding the remote terminal unit, RTU.

SOLICITOR'S REPORT

Mr. Markovitz indicated a report would be provided in the near future.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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. Rae made a motion to approve the resolution. 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).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE FINANCIAL DIRECTOR TO ESCHEAT FUNDS TO THE PENNSYLVANIA TREASURY FOR UNCASHED CHECKS OLDER THAN 3 YEARS IN THE AMOUNT OF \$300.00.

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

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Yeas: Ms. Rae, Ms. Huchel, Mr. Truscello, Mr. Pasquerilla,
Mr. Haselrig (5)
Nays: None (0).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING SERVICE AGREEMENT NO. O-13899 WITH CENTRISYS CENTRIFUGE SYSTEMS IN THE AMOUNT OF \$16,250.00

Ms. Rae made a motion to approve the resolution. 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 APPROVING A PM SERVICE AGREEMENT WITH CLEVELAND BROTHERS IN THE AMOUNT OF \$2,030.00 FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT EMERGENCY GENERATOR.

Mr. Haselrig made a motion to approve the resolution. 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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND ACCEPTING COSTARS PROPOSAL NO. 016-E23-314, QUOTE NO. 24012, SUBMITTED BY UTILITY SERVICES GROUP, INC. (USG) OF CAMP HILL, PA, TO CLEAN, REPAIR AND CCTV THE VINE STREET SIPHON IN THE AMOUNT OF \$214,500.00

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

Yeas: Ms. Huchel, Mr. Pasquerilla, Ms. Rae, Mr. Truscello,
Mr. Haselrig (5).
Nays: None (0).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO SIGN A GRANT AGREEMENT WITH THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES FOR A \$233,510.00 GRANT FROM THE COMMUNITY INITIATIVES FUND 2023-2024 TO ELIMINATE BLIGHT THROUGH FACADE IMPROVEMENTS AND DEMOLITION ALONG FRANKLIN STREET AND MAIN STREET AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ALLOCATE THE FUNDS ACCORDINGLY BASED ON THE WRITTEN GRANT APPLICATION.

Mr. Pasquerilla commented that he is the Chairman of the CFA, that "since we're giving this out and not accepting money from the JRA," he was free to vote, but in the interest of getting this done, he would abstain.

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

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

Nays: None (0).

Abstention: Mr. Pasquerilla (1).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AS THE LANDBANK AUTHORIZING THE SALE OF THREE (3) PROPERTIES TO THE PARTIES LISTED FOR THE PRICE LISTED. THE PARTIES SHALL PAY ALL RECORDING AND TRANSFER COSTS.

It was noted a development plan was received from the parties. Ms. Huchel noted this was not inclusive of any of the properties in which she had a capital interest.

Mr. Truscello made a motion to approve the resolution. 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 ACCEPTING A QUOTE FROM MECHTECH SOLUTIONS OF MIDLOTHIAN, VA, FOR THE RENTAL OF FLOW METERS AND AUTHORIZATION TO THE EADS GROUP TO INSTALL,

COLLECT DATA AND ANALYZE INFORMATION FOR THE PURPOSE
OF GAUGING SSO ACTIVITY.

Mr. Truscello made a motion to approve the resolution. 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

Calvin J. Webb, Esquire, was via telephone and explained if the Authority were going to act, it would need to come back and adjourn. But if the Authority would enter into an Executive Session and not take any action, the meeting could adjourn.

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 12:52 p.m.

EXECUTIVE SESSION WAS HELD

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SARGENT'S COURT REPORTING
SERVICE, INC.



BRUCE HASELRIG,
SECRETARY