

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, April 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 12:01 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. Pasquerilla, Ms. Rae, Mr. Haselrig, Mr. Truscello (4).

Ms. Huchel was not present at the commencement of the meeting.

Calvin J. Webb, on behalf of William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Tom Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager were also present.

Attorney Webb noted an Executive Session was held on April 5, 2024, regarding potential litigation and to receive advice from legal counsel. No decisions were made during that Executive Session.

MINUTES

Mr. Haselrig made a motion to approve the March 19, 2024 Regular Meeting Minutes. 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).

Ms. Rae made a motion to approve the March 22, 2024 Special Meeting Minutes. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae (3).  
Nays: None (0).  
Abstention: Mr. Truscello (1).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola requested an explanation as to who the lease agreement is with in Agenda Item E. Mrs. Komar explained it was the same lease standards that were set with the previous tenant. One response was received from the Creative Corner and Company under an ad placed under public notice.

Mr. Pasquerilla commended Executive Director Melissa Komar on receipt of the Pennsylvania Municipal Authorities Association Career Recognition Award from the state as part of Pennsylvania Local Government Day. An article in the Tribune-Democrat regarding her award was made part of the record.

A letter to Mrs. Komar from Mr. Kerr was also made part of the record.

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Ms. Huchel entered the meeting at 12:06 P.M.  
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## REPORTS

### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred to her report for further discussion of the Cambria Rowe project and continued meetings with EDA and EPA regarding asbestos abatement.

Title search of the State Theater has been completed and JRA is awaiting a response from counsel for the State Theater Foundation in order to move forward.

Sewer laterals continue and the Authority continues to promote funding opportunities.

Mrs. Komar indicted landscaping began on Franklin Street, and solar lights have been installed on Iron Street along the trail, both projects being funded through the Community Foundation for the Alleghenies.

She stated JRA is discussing a timeframe to utilize the funding for the H2O grant and Small Sewer and Water funds, which is approximately a three-week time frame for JRA to receive the actual grant agreements.

Executive Director Komar continues to work with prospects for both Ideal Market and the Rite-Aid building.

She reported JRA has received all closing grant documents for the blight elimination program funded through DCED for \$200,000.

DCED provided follow-up questions to extend the commercial demolition funding, which staff will soon provide a response.

Ms. Cheche will reach out regarding the best date to schedule an executive session regarding real estate.

Mrs. Komar explained two budget amendments listed as resolutions for further discussion, including Resolution B, and the second being the full resolution showing the breakdown of all of the grant dollars not on the original budget, the ARPA funding from the county.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for discussion of the DCED closeout, which recently occurred. She noted funds continue to be spent for the Iron Street Trail with the solar lights being installed recently.

Nearly 700 homeowners have been assisted in completing sewer laterals. Ms. Labosky reported, since the March meeting, approximately \$178,000 had been spent on that program.

She noted the Sewer Lateral Program Dashboard was attached for members to review.

The March 2024 cash disbursements were read into the record as follows: Cambria Iron Works, \$18,197.54; Grant Partnership Fund, \$10,475.59; Center Town Mall, \$7,483.05; Revolving Account, \$213,686.20; Johnstown Regional Sewage, \$809,520.31, for total disbursements of \$1,059,362.69.

#### SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, referred to his report for further discussion of the interceptor sewer system programs.

Still awaiting a final inspection to close out PennVEST 7.

Utility Services Group (USG) completed cleaning and televising of Siphon #7. He stated grease continues to be a problem and viewed a substantial amount of grease removed from the siphon at Vine Street.

Report No. 31 was submitted, and copies were sent to the municipalities.

Eight meters were installed on the SSOs. With a substantial amount of rain within the recent week, data noted activity at one of the eight. He was optimistic regarding the data related to the other seven meters.

Mr. Kakabar indicated the annual Chapter 94 Report had been submitted, and copies were distributed to the member municipalities.

There was no update on the NPDES renewal application.

He still awaited the grant agreements on the H2O and Small Water System Grants.

Assistance for the Dornick Point Wastewater Plant projects was given to Mr. Grandinetti as necessary working on the SCADA system. He noted an item on agenda related to the sprockets and chains on the grit removal.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported the staff and Attorney Webb have been reviewing existing contracts for the plant and noted one was on the agenda for approval. The Penn Bid process continued to be used for all new contracts.

He stated many upgrades and improvements were taking place at the sewage plant.

The LED lighting project was approximately 75 percent completed and encompassed interior and exterior lighting to all LEDs.

Mr. Grandinetti noted a resolution on the agenda seeking estimates to replace 12 sprockets within a grit system.

Capital improvements for projects continues to take place at the wastewater treatment plant.

No new report regarding the SCADA system, but Mr. Grandinetti commented it should be completed by August 2024.

The Vine Street siphon cleaning is part two of a one to five-year plan associated with siphon and interceptor to ensure that our infrastructure was well maintained and cleaned. He noted no significant issues were found on Broad Street.

He noted improved safety and walkability along the Iron Street Trail with the installation of 15 new solar lights and was working with the Cambria County Library on planting and other improvements.

SOLICITOR'S REPORT

Calvin J. Webb, Esquire, was introduced by Chairman Pasquerilla, who noted he was filling in for Attorney Barbin at this meeting.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Huchel made a motion to approve the reports. 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).

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 Ms. Rae 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 AMENDING THE BUDGET FOR JOHNSTOWN REGIONAL SEWAGE FOR FISCAL YEAR 2024 IN THE AMOUNT OF \$101,072.00.

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).

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING THE ADMINISTRATIVE (MASTER - ALL FUNDS) BUDGET FOR FISCAL YEAR 2024 IN THE

AMOUNT OF \$1,904,880.00.

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING FOR REPLACEMENT OF TWELVE (12) DRIVE SPROCKETS AND DRIVE CHAIN WITHIN THE GRIT CHAMBER.

Ms. Huchel 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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A LEASE AGREEMENT WITH 814 WORX, LLC, THE CREATIVE CORNER AND COMPANY, FOR APPROXIMATELY 500 SQUARE FEET OF SPACE LOCATED AT 416 MAIN STREET, JOHNSTOWN, PA.

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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2024-WWTP-3 TO UNIVAR SOLUTIONS OF MORRISVILLE, PA, 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).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE REBID 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).

#### TABLED MATTERS

None.

#### NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Chairman Pasquerilla commented on his conversation with Andy Kasper regarding some ideas about parking in the City.

Executive Director Komar noted being contacted by Jennifer Sukenik, Coopersdale Community Group, regarding JRA taking ownership along with a maintenance agreement for the property on which the Welcome to Coopersdale sign is located.

Mrs. Komar further noted being contacted by the City regarding the fire training facility located in Hornerstown and a parcel that the County owns. They are requesting that JRA take ownership of that property in order for the expansion of the new fencing for the training facility.

#### PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola read into the record a letter sent to him in response to his electronic correspondence to the EPA regarding his concerns about the appropriation of grant funding/sewage taxpayer funding for economic development projects.

He referred to an original Right to Know Request and inquired why the Authority "has been sitting on this for a year" and only responded because

now it was an issue.

Mr. DeBartola inquired as to the status of the State Theater deed restriction, with the program and asked for an explanation as to why the government was getting involved.

Mrs. Komar responded by stating that after the last meeting Mr. DeBartola was shown the response, that "it was here and it was taken care of."

Regarding the State Theater, Mrs. Komar indicated a recent email between Attorneys Barbin and Tokarsky noted that a response had not yet been received from the Troll Family.

The March 28, 2024 letter from EPA to John DeBartola, and a proposal for the Creative Corner and Company Lease were made a part of the record.

John Klanchar, Southmont, opined that the JRA "is the sewer authority, owns the sewer systems, so is playing with our money when we pay our sewer bills every month," that "you don't know what it's like to struggle." Mr. Klanchar further opined, "The real issue is Dornick Point is not sufficient to handle, and it never was." That the burden was on the residents. He asked the Authority to stop playing games.

Aaron Ciotti, 1369 Clapboard Run Road, Johnstown, addressed the Authority regarding two vacant properties he purchased from a private sale at the Cambria County Courthouse with plans to demolish the blighted properties and clean up the lots, which he continues to do. A title search done on each parcel came back clear, and in May of 2023, he received a final bill/past due notice from the GJWA in the amount of \$964.75.

He stated an application was completed for sewer exemption from Pegasus Sewer, and the tap was then inspected. He was permitted to cover it back up. It stopped the \$19 per month fine but did not eliminate the balance. He noted receipt of another final bill/past due notice in the amount of \$989.65. He asked that the Authority release him of these fees and any future charges associated with the property.

Ms. Huchel inquired if the agenda could be amended to add a resolution. Attorney Webb explained it can be amended if a matter comes up from a member of the public. If she was thinking of acting on this, he would caution her on that. He stated that while he was completely sympathetic to the explanation given by this gentleman, the debt is not a debt that he incurred. It was a debt that follows the property. This appears to be a readiness to serve fee that was



accruing on the property. He did not know whether Conemaugh Township or Pegasus ever mandated a connection.

Attorney Webb indicated that Attorney Barbin did review this matter, and it was his recommendation that this should not be forgiven as this type of a scenario happens in most municipalities. A title search should have revealed any record liens, and calls should have been placed to the Water and Sewer Authorities to make sure there were no delinquent monies owed. Attorney Webb commented this is an error that happens in the closing process that does not alleviate the existence of the debt, and that debt should have been paid at closing.

A copy of Mr. Ciotti's written public comments regarding this matter was made a part of the record.

Mr. Pasquerilla suggested that a decision on the matter be deferred pending further discussion with Attorney Barbin.

Mr. Truscello commented that if a lien was not placed on the property, he thinks it was the responsibility of JRA.

Attorney Webb requested additional information, and JRA has the obligation to be uniform in its enforcement.

Mrs. Komar explained, after speaking with Mr. Ciotti months ago, "he instantly went to the EADS Group and provided proper documentation from the demolition of the structures, and that's when it stopped."

Ms. Huchel made a motion to amend the agenda to consider a motion to forgive Mr. Ciotti's \$989.65 bill. The motion was seconded by Mr. Haselrig and passed by the following vote:

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

Ms. Huchel made a motion to forgive Mr. Ciotti's \$989.65 bill. The motion was seconded by Ms. Rae and passed by the following vote:

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

#### ADJOURNMENT

Mr. Truscello made a motion to adjourn. The motion was seconded by Ms. Rae, and

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Stated Meeting, continued

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passed by the following vote:

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

Nays: None (0).

There being no further business, the meeting was adjourned at 12:47 p.m.

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

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