

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, March 19, 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.

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

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

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Michael Grandinetti, Maintenance and Operations Manager; Joel Valentine, Wessel & Company; CJ Webb, Esquire (via telephone); John DeBartola (via telephone); Cory Abram; and Conor Abram were also present.

#### MINUTES

Ms. Rae made a motion to approve the Minutes of the February 20, 2024 Regular Meeting and the February 29, 2024 Special Meeting. The motion was seconded by Mr. Haselrig.

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:

None.

Mark Pasquerilla, Chairman, noted the March 16, 2024 article in the Tribune-Democrat on the JRA, JPH Holdings win of the old Atrium site. He requested the article be attached to the minutes and read a quote from Judge Deller, "I think this is a good thing for Johnstown. It's a message to people from Johnstown community that it is alive and well. There is interest here – it is a community worth investing in."

#### 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. Funding through the EPA can only be if an original Act I was completed. She has reached to First National Bank and

the Brownfield consultants on locating an Act I. She reported the State Theater title search has been completed with deed restrictions. A meeting is scheduled with all parties to discuss the next steps in the process.

Mrs. Komar stated the sewer laterals continue to be completed, and the Authority continues to promote to property owners that are not in compliance. There is funding available for the City and surrounding municipalities, and the media has been contacted to promote the programs. The weatherization program was presented through the media companies, and 36 of the municipalities are now closed.

Discussions with the property owners along the Franklin Street Corridor and with St. Vincent DePaul staff have commenced. Community Foundation funding has been received for façade work on two commercial buildings.

Mrs. Komar stated the Authority is working with EADS and the State to discuss a time-frame to utilize the funding received through the H2O grant and the Small Sewer and Water grants.

Executive Director Komar continues to look for prospects for the Rite-Aid and Ideal Market buildings.

Mrs. Komar participated on a panel in Harrisburg for permitting across the Commonwealth. The Governor stressed the importance to streamline the programs.

Mr. Haselrig questioned whether there was any interest in the Ideal Market or Rite-Aid buildings. Mrs. Komar stated there is a signed NDA with a local developer interested in a grocery store. There is also interest by a smaller scale developer, who is part of the Dollar Tree family. The developer is to provide a schematic of their plans.

Chairman Pasquerilla questioned whether it was the group that had closed its stores. Mrs. Komar stated it was the Family Dollar stores that closed, not the Dollar Tree stores. Mr. Pasquerilla noted interested parties in the building that were non-supermarket users.

Joel Valentine, Wessell & Company, presented before the Authority to provide an overview of the monthly financials through February 2024. He will continue to report quarterly to the Authority.

Mr. Valentine noted good progress on the implementation of policies and computations as noted by S&P. He reviewed the cash and debt balances for 2023 into February of 2024, total cash receipts and disbursements, cash receipts less disbursements, residential collections, dumping, other revenue, debt service, capital improvement and purchases, chemicals, administrative expenses, other expenses, fixed charge coverage ratio, and cash reserve computation.

Mr. Haselrig commended Mr. Valentine as to the ease to follow his reports. Mr. Truscello requested a copy of the report be emailed to him.

#### SANITARY SEWER OVERFLOW REPORT

Michael Grandinetti, Maintenance and Operations Manager, on behalf of Thomas Kakabar, EADS Group, reported the interceptor maintenance cleaning of Siphon #7 (Somerset Street to Vine Street) commenced on March 11, 2024. The Franklin Street interceptor is being examined. No issues have been found. There is also the cleanout of the Ferndale siphon grit chamber.

Mr. Grandinetti stated the EADS group continues with the installation of the eight flow meters in preparation of sealing the SSO's. The SSO's are required to be sealed by the end of 2024. Work has begun on the preparation of the Annual Waste Load Management Report. Inhouse staff and EADS are working on the H2O grant and the Small Sewer and Water grants.

Manager Grandinetti noted Mr. Kakabar's report and the recent summary of the pressure testing within the other communities.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, noted the submission of the chemical contracts for Liquid Oxygen, Sodium Bisulfite, Sodium Hypochlorite, and Sludge Hauling.

Mr. Grandinetti stated capital improvements continue to be explored at the plant. He noted a SCADA summary of topics discussed at the February 27, 2024, engineering site visit. He highlighted the startup of a complete SCADA system by August of 2024.

He discussed Resolution E on the Agenda, noting the need to purchase conveyor liners, auger, and drive shaft for the Centrifuge from Kappe Associates. This was through the CoStar program, which alleviates the formal bidding process.

Mr. Grandinetti noted the work for the proposed dog park. Additional information as to the acquisition of the property at the former site of Duca Funeral Home will be forthcoming.

He noted a proposal from the EADS Bridge Division with estimate of engineering costs for a proposed project to address maintenance issues on the Iron Street Bridge. Mr. Grandinetti discussed exploring funding opportunities to offset the costs and to protect JRA from liability.

Manager Grandinetti stated a meeting has been set with a contractor regarding the lighting along the Iron Street Walking Trail. He noted Mrs. Komar's report on the sewer lateral program.

Chairman Pasquerilla requested Mr. Grandinetti explain the SCADA system. Mr. Grandinetti stated second-by-second data will be provided by SCADA, which will streamline the processing of information on the need to increase and/or decrease chemicals. Mr. Pasquerilla stated this capital expenditure should be reported to S&P.

Mr. Pasquerilla questioned JRA's responsibility on Iron Street and the Urban Industrial Park. Mrs. Komar noted working with the Cambria County Planning Commission for funding and infrastructure dollars. Mr. Pasquerilla pointed out Governor Shapiro's program for infrastructure for grant funding for the urban industrial park.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted the deeds the Authority authorized for the Landbank properties. The mortgages were prepared and recorded. The sewer laterals program has really taken off.

Mr. Barbin noted JRA's successful bidding of the Atrium property. He has been working with bankruptcy attorneys on the necessary documents to be completed.

#### FINANCE DIRECTOR'S REPORT

Melissa Komar, Executive Director, on behalf of Cheryl Labosky, Finance Director, reported on the reported disbursements for the month of February were Cambria Ironworks, \$8,722.75; Grant Partnership Fund, \$6,216.60; Centre Town Mall, \$8,688.86; Revolving Account, \$144,011.13; Johnstown Regional Sewage; \$819,217.94 for a total of \$986,911.28.

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Rae made a motion to approve the Fiscal/Operations Reports. 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).

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.

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, Mr. Pasquerilla, Ms. Rae,  
Mr. Truscello (5).

Nays: None (0).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN SUPPORTING "PENNSYLVANIA SAFE DIGGING MONTH," PENNSYLVANIA ONE CALL, CELEBRATING OVER 50 YEARS OF CONTINUOUS SERVICE.

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

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 AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LANDBANK AT THE PRIVATE SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JUNE 12, 2024, THEN ADVERTISE THESE PARCELS FOR SALE.

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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SECOND AMENDMENT TO THE FRANKLIN BIOSCIENCE PENN, LLC LEASE, RESOLUTION NO. 4491,

ORIGINALLY SIGNED FEBRUARY 19, 2019, EFFECTIVE MARCH 1, 2019.

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF FOUR (4) CONVEYOR LINERS AND ONE (1) REPLACEMENT AUGER AND DRIVE SHAFT FROM KAPPE ASSOCIATES, INC.

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

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

#### TABLED MATTERS

None.

#### NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

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

John DeBartola requested a copy of the approved Landbank item to see which properties the Authority wanted to buy in the June sheriff sale.

He noted Mrs. Kolmar's comments about asbestos removal in the Cambria-Rowe building, which has been in the works "for years." He questioned, "Exactly how long will it take to get this building up and running and back into what it should be doing?"

Mr. DeBartola noted the Executive Director's report about the deed restrictions on the State Theater. He requested additional information on the process. He stated he has heard rumors about moving the IMAX to the Bonton in the galleria. He questioned, "What's going on?"

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Mrs. Komar noted an upcoming meeting on the deed restrictions. She noted the price to remove the asbestos and replace the windows in the Cambria-Rowe building is approximately \$200,000, which was not budgeted for and cannot be funded through grants. EDA's funding is not possible without the asbestos abatement being completed.

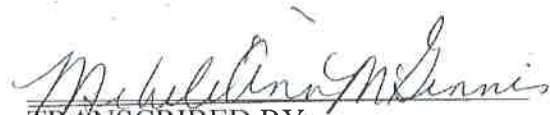
ADJOURNMENT

Ms. Rae made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 12:32 p.m.

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

  
BRUCE HASELRIG,  
SECRETARY

[https://www.tribdem.com/news/jra-jpn-holdings-win-old-atrium-site-with-250k-bid-croyle-nielsen-plans-to-move/article\\_6f5fe63c-e2e5-11ee-af1e-ef7d8e7a87cc.html](https://www.tribdem.com/news/jra-jpn-holdings-win-old-atrium-site-with-250k-bid-croyle-nielsen-plans-to-move/article_6f5fe63c-e2e5-11ee-af1e-ef7d8e7a87cc.html)

FEATURED

## JRA, JPN Holdings win old Atrium site with \$250K bid; Croyle-Nielsen plans to move offices downtown

By Russ O'Reilly  
roreilly@tribdem.com  
Mar 16, 2024



The Atrium, a Choice Community senior living facility, in downtown Johnstown on Monday, July 24, 2023.





JOHNSTOWN, Pa. – U.S. Bankruptcy Court Judge Jeffery A. Deller’s eyes grew wide Friday as bidding on the former site of The Atrium personal care home started at \$50,000 and went past \$55,000, then \$100,000, then \$200,000.

The bidding crept up in increments of \$5,000 between Flood City Youth Fitness Academy and the team of the Johnstown Redevelopment Authority and JPN Holdings LLC. That level was chosen by attorneys selling the property as part of former Atrium operator Senior Choice’s Chapter 11 bankruptcy process, not thinking the downtown Johnstown building would sell for much more than \$50,000.

After a \$245,000 bid by Flood City Youth Fitness Academy, a nonprofit after-school program in Johnstown with plans to expand, Deller looked for a response from JRA attorney William Barbin, who looked to JPN Holdings owner Jesper Nielsen. Nielsen and Amy Croyle are the founders of a local mental health and behavioral health company, Croyle-Nielsen Therapeutic Associates.

Nielsen nodded – \$250,000.

Flood City Youth Fitness Academy’s attorney, Jeff Muriceak, withdrew.

The competing bidding organizations impressed Deller. Attorneys were even more pleased at the amount that was being recovered to pay Senior Choice’s creditors.

“I think this is a good thing for Johnstown,” Deller said when the bidding ended. “It’s a message to people from the Johnstown community that it is alive and well. There is interest here – it is a community worth investing in.”

Croyle-Nielsen Therapeutic Associates plans to bring its administrative offices from Richland Township to downtown Johnstown. Nielsen said renovations would be done in phases, with an eye on opening in the first quarter of 2025.

The new space will allow the company to generate new jobs, Nielsen said.

Mental health counseling services will also be offered, but Nielsen stressed that the former Atrium building will not be a residence for patients, which is a misconception that has circulated, he said.

“We love Johnstown and have been wanting to be part of the revitalization,” Croyle said. “This has been on our dream list – to find a space that could accommodate us and give us room to do more.”

JPN Holdings enlisted the JRA to be co-bidders in the process, because renovating the building for its purposes will cost at least \$800,000, and the JRA has \$125,000 left over from a previous federal grant that may help defray the cost of asbestos removal.

However, for that money to be used for asbestos removal at the building, the JRA must own it.

After the grant is applied – if it can be applied at all, something the JRA must confirm with the U.S. Environmental Protection Agency – then the JRA will sell the building to JPN Holdings, which bears full fiscal responsibility for the building, according to the agreement between the two entities.

The agreement states that JPN Holdings must buy the property from the JRA afterward – whether the grant money is used or not.

## 'Invest downtown'

Nielsen was born in Denmark and first traveled to Johnstown as a foreign exchange student. He married Croyle, of Somerset County, and they opened their business more than 10 years ago.

In recent years, Nielsen has promoted Johnstown to companies in Denmark looking for locations in the United States.

"I fought so hard to bring good news of Johnstown even to Europe, and for ourselves to now invest downtown and bring jobs and tax revenue downtown along with much-needed services, we are excited about that," Nielsen said.

He said he also looks forward to supporting Flood City Youth Fitness Academy, which is located at 200 Lincoln St., just a few hundred feet from the former Atrium property at 216 Main St.

"Flood City Youth Fitness Academy is a wonderful organization with a wonderful mission, and we look forward to supporting them as well, any way we can when we come downtown," Nielsen said.

The JRA also viewed Flood City Youth Fitness Academy's proposed expansion as a worthy project for the property.

JRA Executive Director Melissa Komar said during a Johnstown City Council meeting Wednesday that the property had been on the market for months with no interest from buyers when the JRA was approached by Croyle-Nielsen for its bid agreement.

Flood City Fitness Youth Academy filed its intent to bid after the JRA became legally bound to the agreement with JPN Holdings. However, the JRA said it would work with the winning bidder, whomever it might be.

Komar said if Flood City Fitness Youth Academy won the property, the JRA's agreement with JPN Holdings would end, and the JRA would work to apply the \$125,000 federal grant money to defray renovation costs for the Flood City program's proposed project.

As the winning bidder, JPN Holdings will have a window of 20 days to close on the property.

If for some reason it doesn't close the deal, Deller said Flood City Youth Fitness Academy would be the backup buyer.

Muriceak said his client is agreeable to being the backup buyer at \$245,000.

The hearing was held in Pittsburgh and livestreamed at the federal courthouse in Johnstown.

Russ O'Reilly is a reporter for The Tribune-Democrat. Follow him on Twitter [@RussellOReilly](https://twitter.com/RussellOReilly).  
MORE INFORMATION