

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, May 21, 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 11:59 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. Haselrig (via telephone) (3).

Ms. Huchel and Mr. Truscillo were not present at the commencement of the meeting.

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

An Executive Session was held on April 25, 2024, regarding real estate matters. An Executive Session was held May 20, 2024, regarding personnel matters.

MINUTES

Ms. Rae made a motion to approve the April 16, 2024 Regular Meeting Minutes. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Haselrig (3).

Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, commented on agenda items D and E and inquired as to the 14 properties in D and the property on Walnut Street in E. He voiced concerns that \$30,000 of sewer fees was being used to maintain the Conference Center. His sewer fee was being raised \$2 a year, and \$150,000 will be given over the course of five years to the Conference Center. Mr. DeBartola called it a "criminal" use of taxpayer money to pay for the Conference Center once owned by Mr. Pasquerilla.

Mrs. Komar explained that JRA and JRS are completely separate accounts. The landbank is a completely separate line item funded through the City at \$150,000. She noted a majority of the fees are taken care of through property transfers, which has "absolutely nothing to do with sewer dollars." Revenue brought in from the sale of properties by JRA through lease agreements are in

the JRA budget, not the JRS budget.

Mr. DeBartola referred to a recording made by Dustin Greene wherein this matter was discussed six months ago. Mr. Greene noted continued interest and is "here to listen."

Ms. Huchel entered the meeting at 12:02 P.M.

Mr. Barbin explained JRA is using governmental money and not taxpayer money.

Dustin Greene, owner/operator Top Dog Productions, former management of the Conference Center, provided a screenshot of the meeting and noted attendees included JRA, Chamber, JARI, and companies in town that do business in this community. He noted sitting down with Mr. Imhoff and City leaders indicating a need to help to run the Conference Center, and that meeting was a "last cry" to say that help was needed or "we're out."

Mr. Greene noted his "time has passed with the Conference Center, and I have to let it go." He stated he loved that building and took care of it for three years when nobody else would. Local jobs would have been created. He was frustrated to see that all those entities at that meeting have now come to rescue the building, because it was threatened to be closed. He was frustrated that a big corporation will get the contract.

Mr. Greene indicated local entities had the opportunity last year to say, "We want to help," but declined. Now JRA, "all of a sudden," wants to help, which is why he is upset and "heartbroken."

Mr. Truscello entered the meeting at 12:08 P.M.

Mrs. Komar responded that she stated, "from the very beginning, what can we do to make this work." Mr. Greene stated at that time that \$300,000 would provide enough for marketing, employee salaries. Now, 2024, \$290,000 "has come to fruition from local entities."

Mr. Pasquerilla commented that Mr. Greene "has always done a good job" at the Conference Center. He had some handouts, which he requested be added to the record, including remarks by Representative Frank Burns and Mr. Pasquerilla's response to those remarks.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported the State Theater Foundation is still interested in moving forward with the deed restriction, and a meeting will be scheduled with Conemaugh regarding the matter.

JRA is currently applying for Blight Elimination dollars for the Hornerstown section of the City, the main focus being the Sheesley Concrete Building on Horner Street. A joint application with the City and County will be submitted.

Meetings continue with Inframark and EADS Group regarding the H2O and Small Sewer and Water Grants and a Consent Order and Agreement with DEP. A meeting will be scheduled with DEP.

Mrs. Komar reported, pending Board approval, 339 Walnut Street will be advertised for sale. Any additional feedback was requested regarding the matter. Mr. Pasquerilla indicated to Wayne Langerholc's representative, who was present at the meeting, that JRA may need help with DEP approval. Mrs. Komar reported on a recent email received from DEP requesting a full permit rather than a small projects permit.

Executive Director Komar reported submitting an addendum to the original DCED grant for Blight Elimination that was funded in 2021 for commercial demo. She will provide an update at the next meeting.

Landbank properties will soon transfer pending the Board's approval of each parcel. A list of parcels and new owners was provided.

Mrs. Komar noted that Camille Taylor, Camille's House of Style, is interested in storage container shops underneath the parking garage over by 339 Walnut Street and would like to have further discussion regarding the matter. A model of her vision was set up in an adjacent room for members to review.

Mrs. Komar reported awaiting a response from EPA regarding the Cambria Rowe Project. The question is whether or not a phase one was done, and she is awaiting a response back from First National Bank real estate team regarding the matter.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for discussion of the increased interest in the Sewer Lateral Loan and Grant Program to homeowners outside of the City. Joel Valentine from Wessel noted JRA is currently in a strong financial position and agreed that the program can be reopened.

Whole Home Repairs Program has slowed down a bit, but nearly 80 percent of the total grant award has been spent.

Young Oakes Brown and Company visited the Authority several times recently and will soon return to wrap things up. More updates will be provided at the next meeting.

The April 2024 cash disbursements were read into the record as follows: Cambria Iron Works, \$28,911.89; Grant Partnership Fund, \$7,602.10; Center Town Mall, \$11,808.85; Revolving Account, \$236,363.19; Johnstown Regional Sewage, \$750,356.76, for total disbursements of \$1,035,042.79.

SANITARY SEWER OVERFLOW REPORT

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

He noted still awaiting a final inspection to close out PennVEST 7.

Interceptor maintenance project budgeted for 2024 has been completed through Vine Street activity. Available funds from the budget involve smaller projects, including the investigation of the condition of some of the large diameter pipes that had not been revisited in a while. Sonar and closed circuit televising of those large diameter lines may be done later on in 2024.

Progress Report #32 for the period ending June 30, 2024, will be due in July. No comments/questions have been received from prior reports. Reminder letters will be sent to municipalities to update their activities.

A substantial rain event the first week of April reported two SSOs active out of eight flow monitors installed. Six had no activity, which is an indicator that the projects have accomplished their end goals. Flow monitors will be in for another two weeks and then subsequently removed.

No comments received from the NPDES renewal application submitted last September.

The H2O and Small Water Systems grants are being more aggressively pursued as reported previously.

Mr. Kakabar had no report on the Wastewater Treatment Projects other than staff has been working on the SCADA system and long-range capital improvements.

Mr. Pasquerilla requested that the SCADA system be explained to visitors in attendance.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, commended Mike Sabo and staff for the work being done at the sewage plant, which would otherwise have to be contracted out.

Capital improvement planning continues.

He noted no new information regarding SCADA, but indicated Mr. Sabo will speak regarding the matter.

Mr. Grandinetti reported that Mr. Kakabar will review all data coming from the flow meters and meet with DEP for discussion of the abatement plan.

He noted a sonar device will look at the structure of the pipe to identify any debris on the Cooper Avenue project interceptor line all the way down to the wastewater treatment plant. Estimates will be obtained.

Blight Remediation estimates were being obtained on a number of properties.

Mike Sabo, Project Manager, Inframark, provided an explanation of SCADA, a state-of-the-art system for sewage management. He noted, currently, operators on an eight-hour shift take three readings of a meter. SCADA updates reads every ten seconds, and the system will help trim costs on chemicals. A meeting will be held regarding equipment prices.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted Resolution C related to the property at 132 C Street. Ameriserv Bank will pay JRA \$2,000 for the release of a second

mortgage. He explained Kelly Palov moved out of the home after the death of her husband, and the property was in default on the mortgage. The bank offered to split the cost.

Mr. Barbin explained Resolution G regarding the five-year agreement with the Cambria County War Memorial. He stated JRA is entering into agreement to aid another governmental agency. SMG or any other private party is not being hired as mentioned previously.

The second page of the agreement, the bulk of the money promised comes from the Convention and Visitors Bureau, which totals \$190,000, not \$290,000 as previously mentioned. The War Memorial has indicated it can be done for \$110,000 less than the previously mentioned \$300,000.

Mr. Barbin expects to close soon on the sale of the Atrium Manor.

An agreement was recently received from the Center of Metal Arts, which has found interim financing from First National Bank to carry out their project in the amount of \$6 million. The bank will do this only if JRA assigns the proceeds of the grant to the bank, which has a legal right to attach the proceeds if the Center for Metal Arts does not make repayments on the loan.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

Yeas: Mr. Pasquerilla, Ms. Rae, Mr. Truscello, Ms. Huchel,
Mr. Haselrig (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 motion was seconded by Mr. Truscello and passed by the following vote:

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

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AMENDING A GRANT APPLICATION TO THE COMMUNITY CONSERVATION AND RECREATION PROGRAM OF THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, RESOLUTION NO. 4930, PASSED MARCH 22, 2024 IN THE AMOUNT OF \$300,000.00

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

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

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN RELEASING A SECOND MORTGAGE ISSUED UNDER THE SEWER LATERAL LOAN PROGRAM ON PROPERTY OF KELLY PALOV AT 132 C STREET IN EXCHANGE FOR A PAYMENT OF \$2,000.00 FROM AMERISERV BANK.

Ms. Huchel 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, Ms. Huchel, Mr. Haselrig (5).
Nays: None (0).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AS THE LANDBANK AUTHORIZING THE SALE OF 14 PROPERTIES TO THE PARTIES LISTED FOR THE PRICE LISTED. THE PARTIES SHALL PAY ALL RECORDING AND TRANSFER COSTS.

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, Ms. Huchel, Mr. Haselrig (5).
Nays: None (0).

- E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND SALE OF PROPERTY LOCATED AT 339 WALNUT STREET, JOHNSTOWN, PA, TAX MAP NO. 71-005.-200.000.

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

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

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2024-WWTP-2 TO UNIVAR SOLUTIONS OF MORRISVILLE, PA FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

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

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A FIVE-YEAR AGREEMENT WITH THE CAMBRIA COUNTY WAR MEMORIAL AUTHORITY REGARDING THE FRANK J. PASQUERILLA CONFERENCE CENTER.

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

Mr. Barbin noted that Ms. Huchel could vote on the matter as it represents no conflict of interest as a City Council member.

The motion passed by the following vote:

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

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Truscello noted information regarding the landbank was shared with City Council. Mrs. Komar stated a landbank update was held at the City Council meeting, and a request was made by Council for an update on all addresses transferred, which was sent to Mr. Imhoff.

Mr. Haselrig also noted the information provided the landbank was very useful as well as the explanation of facts given by Mr. Barbin regarding the Conference Center.

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

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola asked Mrs. Komar to confirm that the State Theater would be moving forward. She indicated two events scheduled were not movies or IMAX.

He requested an additional explanation of the legal response to the Greater Johnstown Water Authority.

Mr. DeBartola commented the City's portion of the Conference Center is \$100,000, plus the \$190,000 from area nonprofits and JRA, which is almost \$300,000. It's like a "shell game." He called it "doing government grants and handouts of government money to keep something going that's not going to make it."

Mr. Pasquerilla discussed the Monroeville Mall and how state legislators and county executives stepped in to keep the mall open as the Monroeville Convention Center.

Mr. DeBartola requested a copy of Mr. Pasquerilla's response to Representative Burns.

Mr. Greene commented for the record that Mr. Pasquerilla was present at the meeting regarding the Conference Center. Mr. Barbin explained this portion is public comment on items not on the agenda. The Board asked to hear Mr. Greene.

Mr. Greene stated he tried to save the Conference Center and failed, because "no one helped him." He thanked Mrs. Komar for listening to him.

Mr. Greene stated for the record that the \$100,000 was added by the City paying utilities. That was where Mr. Barbin was "incorrect with his defense," that it is \$290,000 and wasn't fair to say he was incorrect. Mr. Greene indicated he was "tired of trying to help things in this community and being stepped on."

John Klanchar, Southmont, commented that Representative Frank Burns' comments on Facebook are the general beliefs of the public. He stated Mr. Pasquerilla is one of the problems with the government. Mr. Klanchar referred to Mr. Barbin as "a problem, too."

ADJOURNMENT


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

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

There being no further business, the meeting was adjourned at 12:29 p.m.



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BRUCE HASELRIG,
SECRETARY

MARK PASQUERILLA COMMENTS
JRA BOARD MEETING
MAY 21, 2024

I ask to be entered into the record a rather personal attack on myself which also directly named this Authority.

Recently, in response to the sale of Crown American's Holiday Inn Express & Suites Johnstown, state Rep. Frank Burns, D-East Taylor Township, posted to an over 6,000 member online chat group a comment asking, "At what point does the city realize this guy shouldn't be the leader of our City's Redevelopment Authority, sewer authority and any economic development plans."

Burns added that "Since Mark took over the company [from his father], all that's left is the nearly empty former Crown Construction building on Franklin Street -- Which might make a really nice IMAX Theater, someday."

I ask without objection that a copy of Burns' remarks be entered into the record.

I would first note that I was elected to be Chair of this Authority by my fellow members and serve as Chair at their pleasure.

I regret that Representative Burns' personal animosity toward me has created a challenging environment for this Authority to attempt to work with Representative Burns in creating a better Johnstown for all.

It is my belief that this recent outburst is a result of Representative Burns' and his lobbyist's current disappointment with the Authority standing our ground in The Atrium personal care home auction, as the person most opposed to Croyle-Nielsen's purchase of the building, is a longtime client of Representative Burns' lobbyist.

We are seeking to work proactively with Representative Burns. Johnstown deserves leadership that can communicate with each other.

If Representative Burns or his lobbyist take issue with the decisions of this board, we request that he express his criticism in a more productive manner than individual ad hominem attacks on social media. This board will not be bullied by Facebook comments from elected officials or swayed by the financial interests of lobbyists.



Revitalize Johnstown

Create a post

VIEW MORE COMMENTS



Darby Sprincz

Obviously not the Businessman His Dad was.
Money Money Money...to Finance the Demise of Johnstown

18h Like Reply



Frank Burns

Mark has every right to sell his business.
But at what point does the city realize this guy shouldn't be the leader of our city's Redevelopment Authority, sewer Authority and any economic development plans.
If we want our city to change, then we need to take note.

In 1988 Forbes put out a list of the wealthiest Americans.
Johnstown's Frank Pasquerilla (Mark's Father) was number 209 on the list with \$350 million.

Since Mark took over the company, all that's left is the nearly empty former Crown Construction building on Franklin Street -- Which might make a really nice IMAX Theater, someday.

(Don't worry about Mark he is still on plenty boards collecting hundreds of thousands of dollars per year, keeping him of the list of Johnstown's wealthiest people. Maybe Johnstown Magazine could publish the list?)

<https://www.latimes.com/.../la-xpm-1988-10-11-fi-3693...>



LATIMES.COM

Forbes Lists 400 Richest Americans : Sam Walton of Wal-Mart Stores Is No. 1 With...

6h Like Reply Edited



Terry L. Malzi replied · 3 Replies 2h



Write a comment...



John DeBartola

Moderator · 3 hours ago · 🗨️

"Rusted Treads" part 1 premieres on Friday, May 25, 2024, on Revitalize Johnstown. Political parody satire poster courtesy of a fan

