

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
Tuesday, June 18, 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. Pasquerilla, Mr. Haselrig, Ms. Huchel, Ms. Rae, Mr. Truscello (5).

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

John Hanchar was also in attendance.

MINUTES

Mr. Haselrig made a motion to approve the May 21, 2024 Regular Meeting Minutes. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None

REPORTS

PRESENTATION

Joel Valentine, Wessel and Company, referred members to JRA financials for further discussion. He noted an almost \$1.1 million dollar collection in May. He stated treatment fees were doing well with \$873,000 collected in May. Dumping fees were \$81,000 behind, but summertime would bring higher dumping fee months. Other revenue was up \$62,000 compared to budget. Debt service was budgeted higher than actual at \$49,000 for the year.

Capital Improvement saw a big expense in May of \$253,000. Mrs. Komar indicated that expense relates to siphon cleaning.

Mr. Valentine reported that chemicals had a \$63,000 overspend in May, but for the year \$95,000 was favorable. He noted the initial payment in January regarding Dornick Point, but otherwise being right on budget.

Administrative and collecting expenses, he reported JRA being \$21,000 for the year behind budget. The sewer lateral program continues to spend right at the amount, \$171,000 to date, within \$4,000 of budget.

He discussed the administrative fees noting the January amount was paying the entire amount budgeted for the year. After review of the 2023 actual costs, it was determined an extra \$101,000 would need paid over to be in accordance with the cost allocation plan. Other expenses were favorable. Fixed charge coverage ratio was explained.

Days cash reserved is holding steady. Mr. Valentine suggested waiting until an improvement is seen in the coverage ratio before talking to S&P.

#### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported the Cambria Rowe Ave Maria project continues with EDA and EPA. Mr. Barbin will write a RACP funding document for that project. Mrs. Komar noted Dr. Frem had a meeting with Representative Burns regarding possible funding for the outstanding \$200,000, and Dr. Frem will report back to Mrs. Komar regarding the matter.

Executive Director Komar reported the State Theater Foundation and the hospital recently met, and the hospital noted its willingness to work directly with the State Theater Foundation to acquire the property. Counsel for Duke LifePoint would like further discussion with Mr. Barbin. Members agreed with the hospital working directly with the State Theater Foundation regarding ownership.

Mr. Barbin noted that Attorney Arlene Dudeck represented JRA to do a title search that uncovered the problem, and the State Theater would like to hire Ms. Dudeck's firm to represent them going forward in the matter.

Ms. Huchel made a motion to waive any conflict of interest for Attorney Arlene Dudeck's firm to work for the State Theater. The motion was seconded by Ms. Rae and passed by the following vote:

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

Mrs. Komar reported that JRA is applying for Blight Elimination dollars for the Hornerstown section of the City, specifically the Sheesley property, in the amount of \$175,000 with the application due mid-July. She will provide additional information at the next meeting.

Meetings continue with Inframark and EADS Group regarding the H2O and Small Sewer and Water Grants and SCADA system. A meeting with DEP is scheduled for the June 26<sup>th</sup>, 2024.

Mrs. Komar reported that 339 Walnut Street was advertised for sale, and numerous people have been interested in the property and would provide an economic development plan. She will provide deadline RFP information.

She reported an addendum was submitted for the DCED blight elimination grant. A letter was requested from Mr. Pasquerilla, which was submitted.

Executive Director Komar noted her recent attendance at the Three Rivers Wet Weather monthly meeting, which was attended by members of municipalities and engineers from the ALCOSAN coverage area who were very interested in JRA's lateral program and coordination with member municipalities. Mrs. Komar and Mr. Grandinetti were requested to present at the yearly conference in November.

She reported being in the waiting process with DEP regarding the last permit that the project once viewed as small scale into a larger and indicated DEP would resubmit everything requested in order to obtain that permit.

Mr. Pasquerilla noted there are possible opportunities for the site, and if the consultants deem appropriate, DCED should be contacted before the next meeting. Mrs. Komar indicated documentation was provided to Jim at the Senator's Office. There was discussion regarding a regulation misinterpretation by DCED staff members. Mr. Barbin suggested contact with Representative Frank Burns.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for discussion of the continued activity in the Sewer Lateral Loan and Grant Program. She noted, within the past month, 10 applications had been accepted and approved for the County Sewer Grants.

The 2023 Audit is being finalized and will update the Board as the matter progresses.

Ms. Labosky indicated three CDs were opened earlier in 2024, and as of the end of May 2024, those earned \$58,000 in interest. By the end of 2024, approximately \$160,000 will be moved into the 2025 JRS Budget.

She referred members to the GJWA monthly reports and GIS Dashboard for review.

The May 2024 cash disbursements were read into the record as follows: Cambria Iron Works, \$12,672.77; Grant Partnership Fund, \$564.99; Center Town Mall, \$4,645.91; Revolving Account, \$450,359.65; Johnstown Regional Sewage, \$1,332,235.35, for total disbursements of \$1,800,478.67.

Mr. Truscello had a question regarding the Iron Street Urban Industrial Park grant project.

#### 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, the Fairfield Avenue Project.

Regarding interceptor maintenance projects, Mr. Kakabar obtained a cost estimate for sonar inspection of the condition of the 63" diameter interceptor on Cooper Avenue, which was last inspected in 2010. He stated the cost that came in included cleaning, which was not the intention and will better define inspection services for that interceptor for consideration later on this year.

Consent Order Activities Progress Report #32 will be due in July 2024. Reminder letters have been sent out.

He noted the contract expired for 8 flow meters installed 3 months ago in some of the SSOs, and 2 of the meters were removed from service. 6 out of the 8 have had no activities associated with them. Mr. Kakabar indicated this is some of the information that will be reported to DEP.

A meeting has been requested with DEP to prepare for sealing of SSOs by the end of 2024. Retention of some of the SSOs will be a topic of discussion during that meeting. He explained the larger SSOs have three pipes. One is always not in service and should be rotated. If the SSO is sealed, on a dry day, the vault could not be accessed if there was a blockage, and this is something that he wants to make sure DEP is aware of.

There was no update regarding the NPDES renewal application submitted in September 2023.

The H2O and Small Water Systems grants are being more pursued.

Mr. Kakabar had no report on the Wastewater Treatment Projects other than staff has been putting some of the SCADA system project out to bid through Penn.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred members to his report for discussion of projects at Dornick Point that Mike Sabo and staff are working on. He noted a new video camera upgrade at the receiving station to improve license verification to ensure all are paying their fair share. Review of procedures and permits may require some changes.

The conduit and wiring project associated with the SCADA system will be bid by the first part of July 2024 for completion sometime in August 2024.

He reiterated a meeting with DEP in Pittsburgh.

Commitment to the infrastructure of interceptor lines continues with review of Robinson Pipe Cleaning proposal for interceptor siphon cleaning. Discussions and planning continues to maintain infrastructure.

Mr. Grandinetti discussed a beautification project on Menoher Boulevard sponsored by JRA, with the assistance of the City of Johnstown Public Works and Cambria County Probation Office.

He noted an open house is scheduled for Friday, June 19, 2024 at 1:00 p.m. at the Ideal Market site.

A meeting is scheduled with Galliker's Dairy to discuss phased pressure testing.

Bids will be put out for a beautification project along Franklin Street for facade improvements.

He had no further information regarding the Dog Park.

There are plans to do improvements to the Iron Street Walking Trail including landscaping and vegetation control.

Mrs. Komar indicated, regarding the plan for the Dog Park, the plan is to move forward with the demolition of the property at 119 Jackson Street.

She noted receiving an email that the downtown group approved allocation of a portion of the \$10,000 received from the City towards that project also.

Mr. Barbin explained the Assistant County Solicitor has been authorized to file a lawsuit to get the property back and that a motion was filed committing to the JRA.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported a settlement on the Atrium Manor. JRA is the owner. Mrs. Komar will follow up with the EPA regarding the asbestos, and a lease will be given to Croyle-Nielsen. A rough draft lease is being prepared by Attorney George Gvozdoch on their behalf.

Executive Director Komar indicated Croyle-Nielsen has paid insurance for the year, paid to have all keys rekeyed, a roof leak repaired, and the JRA has not expended \$1 on the project.

Mr. Barbin reported recording the final environmental covenant regarding Lower Cambria and then submitting it to DEP for the balance of the lower property, noting all of that land is now Act 2 certified.

He noted doing the annual opinion for the audit in May, the back and forth that resulted in the recommendation agreed to regarding the State Theater as presented by Mrs. Komar.

Fifty-seven (57) deeds have been put out for the landbank.

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

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

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

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A DEED FOR A PARCEL OF LAND LOCATED IN THE COOPERSDALE NEIGHBORHOOD ON WHICH SITS THE WELCOME TO COOPERSDALE SIGN, TAX MAP NO. 90-001.-111.000 FROM TLC PROPERTIES (LAMAR ADVERTISING) AT NO COST TO THE AUTHORITY.

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

There was additional discussion.

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

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A DEED FROM CAMBRIA COUNTY FOR A PARCEL OF LAND LOCATED IN THE HORNERSTOWN NEIGHBORHOOD, TAX MAP NO. 77-004.-111.000 FOR THE NEW LOCATION OF THE FIRE TRAINING SCHOOL.

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

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

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ONE-YEAR EXTENSION OF CONTACT NO. 2019-WWTP-1 TO LINDE, INC. FOR THE BULK PURCHASE OF LIQUID OXYGEN FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Tuesday, June 18, 2024  
Stated Meeting, continued

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

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

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

ADJOURNMENT


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

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

There being no further business, the meeting was adjourned at 12:50 p.m.

AN EXECUTIVE SESSION WAS HELD REGARDING LEGAL MATTERS.

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

  
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BRUCE HASELRIG,  
SECRETARY