

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, July 23, 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, Mr. Haselrig, Ms. Huchel, Ms. Rae, Mr. Truscello (5).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Tom Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; Chris Kurchak, Operations Coordinator, Inframark; and Chris Shirock and Carolyn Musselman, Young, Oakes, Brown and Company, were also present.

An Executive Session was held with regard to real estate matters prior to the commencement of the meeting.

MINUTES

Ms. Rae made a motion to approve the June 18, 2024 Regular Meeting Minutes. The motion was seconded by Mr. Truscello and passed by the following vote:

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None

REPORTS

PRESENTATION

Chris Shirock, CPA, and Carolyn Musselman, Young, Oakes, Brown and Company, presented before the Authority to provide a summary of the Audit Report. He referred members to the following statistics:

Mr. Shirock reported an unmodified or clean opinion, which is the best one to receive. Statement of Revenue, Expenditures, Change in Fund Balance, and Income Statement indicate the general fund should decrease by approximately \$309,000 and special projects decreased by \$2,500. The fund balance at the

end of the year in the general fund was approximately \$190,000, and special projects approximately \$140,000.

The Income Statement for proprietary funds reflected the funds for Regional Sewage, Center Town Mall, and Cambria Iron Works. Regional Sewage showed a positive change of approximately \$3 million. Center Town Mall showed a decrease of \$28,000. Cambria Iron Works showed a positive increase of \$10,000.

Statement pages reported long-term obligations and governmental funds paid off \$77,000 worth of debt, and JRS paid off a little over \$3 million.

A long-term leasing agreement was entered into during 2023 with Center for Metal Arts, Inc.

Schedule of Expenditure of Federal Awards included Coronavirus money of \$1.7 million. Received from the City of Johnstown for home revitalization, was approximately \$1 million. Received from the Johnstown Redevelopment Authority of Cambria County was \$700,000.

Mr. Shirock indicated no issues with compliance or internal control.

He noted there was no management comment letter this year. Reported items from the previous year were corrected.

Mr. Pasquerilla inquired if JRA's training on cybersecurity was adequate. Mr. Shirock responded that he was not sure anyone could have enough training in that area, and the staff should continually monitor it.

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported the Cambria Rowe Ave Maria project continues with EDA and EPA. She reported that Dr. Frem signed all documents for the RCCAP grants to request extensions

Executive Director Komar reported that Mr. Barbin and she participated in a conference call with the State Theater Foundation and the hospital with regard to the transfer of the theater directly to the Foundation, rather than JRA being the interim owner. The purpose of the conference call was to make sure that JRA was approving the property going directly to the Foundation rather than to JRA.

She reported the Authority and EADS met with DEP to provide overall data regarding the Consent Order, and all private lateral work that was completed. The next steps would be provided to DEP.

She indicated receipt of three economic development plans for the 339 Walnut Street property. Prior to this meeting, there was discussion regarding the three responses to the RFP.

Mrs. Komar reported on numerous conversations over the last month with Transystems, and the information requested from DEP was provided.

She reported, pending Board approval, the Authority negotiated 5-year lease extensions for Visit Johnstown and the Cambria Regional Chamber. Both entities are willing to contribute monthly to the Ehrlich, cleaning service, and the paper product costs.

She also reported, pending Board approval, Elias Painting was the low bidder for the Franklin Street Corridor painting project and should commence within the next two months.

The Executive Director reported that TetraTech met with Major Builders at the Atrium Manor, and both contractors will work to expedite the construction process.

Meetings are scheduled for the end of July 2024 regarding some existing spaces that would provide opportunities for long-term leases for a local business interested in doing a large-scale expansion in an industrial space. The company would bring close to 200 jobs.

Mrs. Komar commented that the recent two-alarm fire at 616-620 Franklin Street is one of the homes that was to be demolished with DCED dollars. DCED suggested that our state representative be contacted regarding the matter. She suggested including health and safety issues and detriment for police, fire, and Public Works when writing grants.

Mr. Pasquerilla noted it was disturbing to him that a PA State Representative attacks the City on Facebook and encouraged him to spend quality time in person at one of the JRA meetings.

FINANCE DIRECTOR'S REPORT

Executive Director Komar, on behalf of Cheryl Labosky, Finance Director, read the Financial Report, June 2024 Cash Disbursements into the record as follows:

Cambria Iron Works, \$5,258.37; Grant Partnership Fund, \$2,579.86; Center Town Mall, \$3,462.67; Revolving Account, \$125,865.02; Johnstown Regional Sewage, \$680,921.45; Total disbursements, \$818,087.37.

Members were referred to their packets for additional financial information.

SANITARY SEWER OVERFLOW REPORT

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

He still awaited a final inspection to close out PennVEST 7, the Fairfield Avenue Project. A reminder was given to the Pittsburgh office.

Regarding interceptor maintenance projects, Mr. Kakabar reported that clarification was requested on the proposed cost provided to inspect the sonar inspection of the large diameter interceptors. He awaited a revised proposal before bringing it back to the Board for consideration.

Consent Order Activities Progress Report #32 is due at the end of July 2024. Reports from member systems were being gathered.

Mr. Haselrig exited the meeting at 12:21 p.m. and re-entered at 12:32 p.m.

As noted previously, a meeting was recently held in Pittsburgh with DEP to prepare for sealing SSOs by the end of 2024. There was discussion with regard to the drop in flows at the plant over the last 10 to 15 years. The Authority would be in a position of drafting a request for time extension as dates for penalties transition at the end of the year.

Annual progress reports will be requested instead of semi-annual reports. A letter will be drafted by counsel.

No update regarding the NPDES renewal application submitted in September 2023.

No updates on the H2O and Small Water Systems grants.

Mr. Kakabar reported that EADS assisted with the development of bid plans for the conduit and wiring installation of the SCADA system. He noted

working with staff and operators on a long-range capital improvement associated with sprocket and chain replacement for the grit removal units. Mr. Kakabar indicated Remote Transmitting Units (RTUs) for the SCADA system were delivered around July 4, 2024, and were being installed by plant staff. A contract on the agenda relates to both hard wiring and fiberoptics necessary to connect the RTUs to the main frame. The system should be completed by the fall.

There was discussion regarding pressure testing and flow monitoring in Southmont.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred members to his report for discussion of continued improvements at Dornick Point Wastewater Treatment Plant.

He indicated the conduit and wiring project was on the agenda for approval for completion sometime in August of 2024 by Hallstrom Clark Electric.

He reported a more in-depth meeting was held with Robinson Pipe Cleaning for discussion regarding maintenance of the interceptor. Focus will be on Cooper Avenue and some of the siphons.

Mr. Grandinetti reported on interest in the former Ideal Market, and three proposals were submitted.

He reported meeting with three property owners and contractors for facade improvements along the Franklin Street Corridor. Work is scheduled for late August, early September 2024.

Demolition on the site for the proposed dog park will be done within the new few weeks.

He noted working with the City and contractors to remove vegetation, trimming, and spraying along the Iron Street Walking Trail. A meeting will be held with the Minersville community regarding beautification ideas along Iron Street.

Mr. Grandinetti will visit a number of communities including Lower Yoder, Southmont, and Ferndale regarding loan applications,

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported Resolution E on the agenda is a forgiveness of the sewer bill at 375 Michigan Avenue, property owned by Stonycreek Township after it was acquired from the estate.

Resolution I authorizes the settlement with Zipporah Najar regarding property at 103 Adams Street demolished by mistake. Mr. Barbin indicated JRA would pay \$35,000 and the contractor would pay \$35,000.

Mr. Barbin discussed the Mench case. Two complaints were thrown out by the court, and a third amended complaint was filed by the Menches, which in addition to suing the property owner and the City, the JRA, the Cambria County Conservation District, and the Department of Environmental Protection have been added.

He indicated JRA's insurance carrier would provide a Reservation of Rights letter, but in the meantime, Mr. Barbin filed Preliminary Objections so there would be no default judgment. Attorney Carnevali will be assigned by the insurance company.

MOTION TO APPROVE AUDIT REPORT

Ms. Huchel made a motion to approve the Audit Report. 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).

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 THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE PROPERTIES FOR THE LANDBANK AT TAX SALES HELD BY THE CAMBRIA COUNTY

TAX CLAIM BUREAU.

Ms. Rae made a motion to approve the resolution. The motion was seconded by Ms. Huchel 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 ENTRY INTO A LEASE AGREEMENT WITH THE CAMBRIA COUNTY TOURIST COUNCIL, INC., DBA VISIT JOHNSTOWN FOR OFFICE SPACE AT 416 MAIN STREET.

Mr. Haselrig 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENTRY INTO A LEASE AGREEMENT WITH THE GREATER JOHNSTOWN/CAMBRIA COUNTY CHAMBER OF COMMERCE, INC. FOR OFFICE SPACE AT 416 MAIN STREET.

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

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A GRANT APPLICATION IN THE AMOUNT OF \$164,628.00 TO THE COMMONWEALTH FINANCING AUTHORITY, ON BEHALF OF THE GREATER JOHNSTOWN COMMUNITY YMCA.

Mrs. Komar explained this is the original LSA grant that JRA sponsored for the YMCA. DCED requested that the resolution be written in a way that JRA was the applicant, rather than the YMCA, so the name was changed from the YMCA to JRA.

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

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

- E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE FORGIVENESS OF SEWER TREATMENT CHARGES IN THE AMOUNT OF \$1,196.13 FOR THE PROPERTY LOCATED AT 375 MICHIGAN AVENUE LOCATED IN STONYCREEK TOWNSHIP.

There was discussion regarding the difference in the amount in the letter from Stonycreek Township and the amount of the resolution. Mr. Barbin indicated a small water portion was forgiven by the GJWA.

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

- F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AUTHORIZING THE EXECUTION OF A CONTRACT WITH MCCROMETER FOR THE COLLECTION AND DELIVERY OF FLOW METERING DATA.

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

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

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2024-WWTP-4 SEWAGE SLUDGE HAULING TO STUTZMAN VAC, LLC OF SOMERSET, PA.

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

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

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTACT NO. 2024-WWTP-5 TO HALLSTROM-CLARK ELECTRIC, INC. FOR THE PROCUREMENT AND INSTALLATION OF CONDUIT AND WIRING AT THE DORNICK POINT WASTEWATER TREATMENT PLANT FOR THE SCADA SYSTEM.

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

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

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENTRY INTO A SETTLEMENT AGREEMENT WITH ZIPPORAH NAJAR CONCERNING PROPERTY DEMOLISHED AT 103 ADAMS STREET.

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

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

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO AN AGREEMENT WITH ELIAS PAINTING OF JOHNSTOWN, PA IN THE AMOUNT OF \$61,675.00 TO PAINT THE EXTERIOR OF THREE (3) BUILDINGS ALONG THE FRANKLIN STREET CORRIDOR.

Mrs. Komar explained these involve Community Foundation dollars.

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

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

Mrs. Komar explained the following resolution is regarding representatives from the University of Pittsburgh reaching out to the Authority as far as being an applicant for the potential for \$20,000,000.00 for an EPA Community Change Grant. She asked that members review the resolution and documents attached which focuses on the Moxham neighborhood partnering with Highland Health

and landscaping on the former Cypress Elementary School site.

- K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A GRANT APPLICATION TO THE EPA IN THE AMOUNT OF \$20,000,000.00 FOR THE MOXHAM WELL-BEING PARK AND COMMUNITY RESILIENCE HUB.

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

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

Nays: None (0).

Abstention: Ms. Rae (1) as an employee of the University of Pittsburgh.

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 Mr. Haselrig 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 12:45 p.m.


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


BRUCE HASELRIG,
SECRETARY