

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, August 20, 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. Haselrig, Ms. Huchel (via telephone), Mr. Pasquerilla, Ms. Rae,
Mr. Truscello (5).

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

MINUTES

Ms. Rae made a motion to approve the July 23, 2024 Regular Meeting Minutes. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John Yerger, President, Bottle Works, presented before the Authority with regard to the acquisition of properties in Cambria City. He thanked those involved for their support in terms of the purchase of the parcels, which have been vacant in this historical neighborhood for more than 20 years. He discussed the historical photos on the side facing Chestnut Street as being a continuation of improvements going on in Cambria City. Mr. Yerger would like to make sure the public understands there are many great uses for these properties, including a multipurpose pavilion.

Mr. Yerger indicated, on Friday, August 16, 2024, it was announced by the state that Bottle Works had been awarded a \$100,000 grant for public arts. He again commended all those involved in the project.

Eric Reighard, State Theater Project, presented before the Authority to offer sincere thanks from his family, extended family, and Board for all of the help and support provided by JRA over the years from day one. Mr. Reighard had stepped aside as Executive Director a while ago, and Troy and Cassidy have been doing a fantastic job. He just received word that the transfer is imminent

to the nonprofit. He will remain in a supervisory role but looked forward to others to take it the rest of the way.

Chad Strauss and Michelle Mitchell, real estate investors both commercial and residential, just moved to Johnstown from Colorado and looked forward to working with the landbank and working in conjunction with the JRA.

Executive Director Komar noted both had attended the Planning Commission meeting and were working their way around the community to make some connections. She invited both to introduce themselves to the Board.

Mr. Strauss opined the City is a "fit for us" and "so far we love it." He liked the opportunity to help move the City forward. The couple currently reside in the Davidsville/Hollsopple area.

REPORTS

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 has signed all of the documents for the RCCAP grants to request extensions. A representative was assigned.

Executive Director Komar reported that an email was recently received from DLP as a Termination Agreement of the original Sales Agreement JRA had signed off on to go directly to the State Theater Foundation.

She reported JRA and EADS met with DEP. Attorney Webb has had discussions with the DEP counsel and was in the process of providing a response to them in writing.

She indicated City Council approval was necessary to sell 339 Walnut Street, and that approval was received at Council's last meeting. A parking agreement was also approved that the City would partner with the County for the ITC Parking Garage.

Mrs. Komar noted, pending Board approval, were the most recent properties acquired at the tax sale. Responses were received for all of the properties, and once approved, the deeds would be transferred for a total of 71 properties transferred through the Landbank.

Rebid for demolition for the Main Street and Franklin Street residential properties was being advertised and will be presented to the Board at its next meeting. Demolition would be funded through CFA.

She reported an update meeting was recently held with TetraTech regarding the bus barn and Atrium Manor. Both contracts were moving forward.

The EPG Community Hub Grant approved by the Board last month was submitted on August 17, 2024, and verification was received.

Mrs. Komar referred members to samples of rebranding logos for Johnstown for review.

Mrs. Komar noted, with regard to Roberts Pub, 224 Main Street, both adjacent property owners are interested in creating a green space between Walnut Medical and the Atrium Manor. She stated the County Tax Claim Bureau will work with JRA for a private sale of this property. She was hopeful the results of the study for that building would be provided before the end of this meeting.

Regarding the reopening of the Conference Center, Mr. Pasquerilla commended Mrs. Komar for "working out some of the demands" regarding parking and storage for the War Memorial.

Mrs. Komar explained storage and parking issues at the War Memorial, and pending Board approval, 339 was sold to a for-profit company, which will create jobs. The County, the City, and JRA want the War memorial and Conference Center to be as successful, so after further discussion, a parking agreement was arranged for 500 of the 591 spots. There is a land lease agreement on the agenda for the gravel lot underneath the parking garage, which would provide the storage area. Another storage location was found for Camille from Camille's House of Style. A location would be found for a third applicant.

The County would monitor the parking spaces. A pay by plate option is being considered. Maintenance would also be provided by the County.

Mrs. Komar would be working for the City on an as-needed basis until the end of the year and noted the City approved a resolution, pending JRA approval, that she would be assisting Mr. Martynuska 15 hours a month during the transition until December 31, 2024. There was further discussion regarding contacts made with other grocery store owners regarding the need for such a store in downtown Johnstown.

Mr. Truscello made a motion to approve Mrs. Komar assisting City Manager Art Martynuska for 15 hours a month through December 31, 2024. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Nays: None (0).

Executive Director thanked the Authority for the opportunity to work with the City and noted many accomplishments during her role as part-time interim manager.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to the Financial Report for further discussion of the MMO worksheet, which pertains to the pension plan updated annually.

Two resolutions on the agenda for approval included Resolution B, which is to advertise for auditing services, and Resolution C, which is to escheat uncashed checks older than three years to the state.

She reported the Clara Barton House and Garden project was moving forward. The first round of invoices totaling nearly \$40,000 were submitted.

The EPA Brownfield project was underway. Two drawdowns were submitted and reimbursement received.

Follow-up letters were sent to eight municipalities in Cambria County, who had not utilized Whole Home Repairs program dollars.

GJWA monthly reports were attached along with a GIS dashboard printout.

July disbursements are as follows: Cambria Iron Works, \$3,504.80; Grant Partnership Fund, \$19,829.29; Center Town Mall, \$11,192.88; Revolving Account, \$170,194.05; Johnstown Regional Sewage, \$775,974.48; Total disbursements, \$980,695.50.

SANITARY SEWER OVERFLOW REPORT

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

He had no update with regard to PennVEST 7.

He noted a resolution on the agenda regarding authorization to bid an internal inspection of the 63" diameter interceptor from Iron Street to the Laurel Run siphon using sonar and closed-circuit televising.

Mr. Kakabar reported two planning modules for land development had been submitted and responses returned. These included the Dollar General Store in Conemaugh Township, Cambria County, and the Occupational Health Training facility proposed in Jackson Township, Cambria County.

Consent Order Activities Progress Report #32 was submitted on July 30, 2024, and copies provided to each of the member systems.

Mr. Kakabar reiterated that a meeting was held at PaDEP to prepare for sealing of the SSOs. Attorney Webb will write a letter on behalf of the JRA to request consideration in follow up to that meeting.

No updates regarding the NPDES renewal application submitted last September.

No updates on the H2O and Small Water Systems grants, but Mr. Kakabar will move forward with that as well as the sealing of siphons.

Mr. Kakabar reiterated bids were awarded for the wiring and conduit installation portion of the SCADA system. A notice to proceed had been issued, and the contractor should soon be mobilizing to correspond with activities being done by Inframark for their RTU or Remote Transmitting Unit activities.

He reported working with Mike on plans and specs for grid removal unit improvements, which include replacing chains and sprockets on the grit removal system.

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.

Regarding the conduit and wiring project, Hallstrom-Clark was the low bidder and will soon begin the project.

The Robinson Pipe Cleaning project will be put out for bid.

Mr. Grandinetti reported on discussion with contractors throughout the community regarding the sale of 339 Market Street, the former Ideal Market, to the supply company. He stated there should be no problem with this company moving in. It is in compliance with the zoning ordinance.

Franklin Street blight remediation project should start late August, early September 2024.

Regarding the proposed dog park on Jackson Street, Mr. Grandinetti reported the old funeral home was demolished. The Gunther Group will be moving forward.

Mr. Grandinetti stated phase two of the lighting project will commence in the Cambria City area and along the trails.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, noted previous discussion regarding the State Theater project, and the theater could handle it on its own. He noted Executive Director Komar, on behalf of prior instruction by Authority members, will sign a termination agreement terminating the old agreement of sale.

Mr. Barbin noted a new agreement of sale on the agenda for the Famous Supply Company, a plumbing supply business from Northeastern Ohio and other places, to purchase the property at 339 Walnut Street in the amount of \$210,000. Staff at the War Memorial were also involved in the discussion.

Mr. Barbin had discussions regarding the Xena Corporation, which was set up when the Convention Center was first built, and the JRA acquired the entire block including the parking garage, grocery store, and the Convention Center. The parking garage minus the first floor and Convention Center were sold to the City. He explained the City could not pay JRA as it is a subordinate governmental agency under the rules of the federal government. There was discussion with the federal government, which indicated a sale to a nonprofit would be okay. The property was transferred to the Xena Corporation, a 501(c) nonprofit corporation. Only the parking garage was transferred, and Xena transferred above the first level to the City. He explained Xena also owns Hanging Gardens.

Mr. Barbin explained the piece of property underneath the parking garage, corner of Walnut and Vine Streets, owned by Xena, would be leased to the War Memorial to be used as a storage area. He noted Xena bylaws state

current members of the JRA are the Board members of Xena. There is a resolution for approval after the conclusion of this meeting regarding the matter.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

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 Mr. Truscello 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 AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE REQUESTS FOR PROPOSALS FOR INDEPENDENT AUDITING SERVICES FOR THE YEARS 2024, 2025 AND 2026.

Ms. Rae 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).

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE FINANCE DIRECTOR TO ESCHEAT FUNDS TO THE PENNSYLVANIA TREASURY FOR UNCASHED CHECKS OLDER THAN THREE YEARS IN THE AMOUNT OF \$200.00.

Mr. Truscello 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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AS THE LANDBANK AUTHORIZING THE SALE OF 9 PROPERTIES TO THE PARTIES LISTED FOR THE PRICE LISTED. THE PARTIES SHALL PAY FOR ALL RECORDING AND TRANSFER COSTS.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE ONE (1) SPECIFIC PROPERTY FOR THE LANDBANK AT THE PRIVATE SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU ON OCTOBER 10, 2024, THEN ADVERTISE THIS PARCEL FOR SALE.

Ms. Rae 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).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. 2024-CCTV-1 FOR CCTV/SONAR INSPECTION SERVICES FOR THE JRS SANITARY SEWER INTERCEPTOR LINE ALONG COOPER AVENUE.

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).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED AT 339 WALNUT STREET, JOHNSTOWN, PA, TAX MAP NO. 71-005.-200.000 TO 339 WALNUT STREET, LLC, AN OHIO LIMITED LIABILITY COMPANY CONTROLLED BY THE FAMOUS SUPPLY COMPANY FOR THE PURCHASE PRICE OF TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000.).

Ms. Rae 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)


None.


ADJOURNMENT

Mr. Haselrig made a motion to adjourn. 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).

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


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


BRUCE HASELRIG,
SECRETARY