

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, September 24, 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, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Absent: Ms. Huchel (1).

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

Joel Valentine, Wessel and Company, and Art Martynuska, Johnstown City Manager, were also in attendance.

MINUTES

Ms. Rae made a motion to approve the August 20, 2024 Regular Meeting, August 20, 2024 XENA Corp. Meeting and September 4, 2024 Special Meeting Minutes. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

REPORTS

WESSEL AND COMPANY REPORT

Joel Valentine, Wessel and Company, reported the JRA continues to do well paying down debt balances and has some growth in cash.

Referring to his report, Mr. Valentine noted the Authority being \$613,000 favorable to the budget, and unfavorable in total cash disbursements in the amount of \$133,000 due to paying some items in advance. Cash receipts less disbursements, he stated, the Authority was trending in a very good direction. Conveyance and treatment fees, dumping fees were better than budget.

Mr. Valentine noted debt service lower than budget, and capital improvements favorable to budget. Chemicals were well managed. The lateral program remains consistent in the budget. He did not expect any more payments regarding administrative costs for the remainder of the year.

He discussed the coverage ratio trending in a strong direction. He noted, per policy, keeping 110 days of cash on hand, and the Authority has 223 days of cash on hand, a very strong financial result.

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reported on continuing with the Cambria Rowe Project. She noted recently applying for an additional \$200,000 working with political leadership to accomplish the asbestos abatement and window replacement.

Regarding the State Theater Project, Mrs. Komar spoke to the Executive Director of that foundation. The redlined information/changes was presented back to the hospital's attorney. There did not seem to be any issues and that can move forward with the real estate team.

JRA and EADS closed both ends to the sanitary sewer overflow on the Horner Street Interceptor that had been discussed with DEP and hoped that addresses some complaints from Eber HVAC regarding that area.

Executive Director Komar noted the need for the Board's approval on the lease with the JHA property on Main Street for the outdoor market.

She reported that most of the properties approved at the last meeting based on landbank transfers were transferred into the public sector. Ms. Cheche is working on a new list to submit to the Tax Claim Bureau.

A rebid is on the agenda for Sonar Inspection Services for the Cooper Avenue Line. As there was an issue with low bidders not providing proper insurance, Counsel recommended it be put out for bid again to make sure there is a complete document for legal approval of the project.

JRA continues to work with interested parties regarding landbank properties. Ms. Cheche is keeping track of what areas to focus on blight elimination through redevelopment and demolition.

EPA has allowed advertisement for public comment regarding both the Atrium property and Cambria Rowe. Utilities are being funded while waiting for reimbursement for the Atrium Manor. The owners have a loan that is based on a time frame that needs to be closed by December. EPA has allowed the timeline to be moved up.

Mrs. Komar reported on working with some graphics designers for a new JRA logo and will have images available for Board's next meeting.

Roberts' Pub demolition will commence October 1, 2024.

JRA was represented at the PMAA Conference recently in Hershey.

She noted receiving a telephone call from a grocer interested in property downtown. He will be shown four properties, and an update will be provided next month regarding the matter.

Mr. Barbin recommended handling back water and sewer bills on land bank properties on a case-by-case basis based on whatever current property owner would reach out. She noted one in the packet for a property on Leroy Street with an attached bill.

Mr. Barbin explained the deed was recorded on November 5, 2023, and he would be responsible once he became owner of the property. He suggested a motion to forgive everything up until the date of actual transfer. The total amount is \$4,000, and probably less than \$1,200 is owed to the JRA and/or the GJWA since the transfer of the deed. \$2,800 would be forgiven.

Mr. Truscello made a motion to approve forgiveness of everything charged up until the actual date of transfer, November 5, 2023, regarding the Leroy Street property. The motion was seconded by Mr. Haselrig.

The motion passed by the following vote:

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

Nays: None (0).

Mrs. Komar referred members to correspondence from First Presbyterian Church inviting JRA members to a dinner for community leadership on Friday.

She noted the next meeting is scheduled for October 15, 2024, and Ms. Cheche requested reports to be included in the packet as soon as possible.

Mr. Pasquerilla described the Longest Table event as a dinner to bring people together to discuss their community.

Mr. Pasquerilla recognized City Manager Art Martynuska as being present.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to the Financial Report for further discussion of the Clara Barton House and Gardens Project. She indicated another reimbursement request was submitted recently to PHMC.

The Iron Street Trail Project is nearly complete.

An RFP for auditing services was placed in the Tribune following last month's meeting. Proposals are due Friday, October 4, 2024, and will be reviewed prior to the October Board meeting.

Ms. Labosky will start gathering data for the budget. Inquiries from Board members should be addressed to her.

She updated the Board with an update regarding the JRS lien process, and the liens can include inaccurate suspended accounts or any account receiving the mandatory tap fee. Ms. Labosky reported, to date, \$181,000 in unpaid sewer treatment fees had been filed, and approximately \$25,000 was received towards those outstanding fees.

She noted GJWA monthly reports were attached along with the GIS dashboard printout.

August disbursements are as follows: Cambria Iron Works, \$37,856.70; Grant Partnership Fund, \$63,086.59; Center Town Mall, \$8,493.93; Revolving Account, \$167,319.57; Johnstown Regional Sewage, \$1,116,261.13; Total disbursements, \$1,393,017.92.

SANITARY SEWER OVERFLOW REPORT

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

Regarding PennVEST 7, Fairfield Avenue Interceptor, Mr. Kakabar reported the two-year restoration and maintenance bond posted by the contractor was released by PennDOT. A change order in the amount of \$4,393.18 was on the agenda for approval. This is for temporary storage and stockpile and

rehaul of excavated material while the dump site is down for maintenance. He noted final payment due in the approximate amount of \$7,000 was processed, but the PA DEP final inspection remains.

He noted that Mr. Grandinetti will report on interceptor maintenance projects.

Mr. Kakabar reported the two planning modules for land development, one through the Pegasus system and one through the JETSA system, have been filed, but no status report is available.

Report No. 32 was submitted, and no comments have been received.

No report regarding NPDES renewal application.

Discussions regarding the H2O and Small Water System Grants will kick off October 1, 2024.

Conduit and wiring contract was awarded on the SCADA system and should soon be completed.

He reported working through final activities related to the replacement of chains, sprockets, and grit collection buckets for grit removal unit at the plant.

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 noted a meeting with the management team and referred members to the list of scheduled activities.

Mr. Grandinetti advised management and employees at Dornick Point of a meeting with Ms. Labosky to discuss capital improvement projects.

The conduit wiring project continues with the hope of being substantially completed within 90 days.

He reported that on October 1, 2024, Inframark's management team, along with himself, Mrs. Komar, and Ms. Labosky, will meet to discuss the H2O and Small Water Grants and SCADA system. A status report will be available at the next meeting.

SSOs are being closed in compliance with the consent agreement.

Some mistakes by vendors have led to the decision to rebid the Cooper Avenue interceptor line.

EADS was instructed to inspect Cooper Avenue to ensure all manholes are accessible at all times.

The Roosevelt Boulevard siphon was cemented over a few years ago, and EADS has been asked to unearth that for accessibility. Mr. Grandinetti noted the primary focus is to maintain the JRA interceptor and make sure it is functioning properly. Identifying the exact location and looking at lines that go under the river will be the focus into next year.

Blight remediation on the Franklin Street corridor was taking place.

Iron Street Trail improvements continue with trimming and pruning along that corridor.

Mr. Pasquerilla suggested the contractor conduct a press conference after completion of the SCADA system.

Mr. Truscello questioned whether any of the manhole covers on Broad Street and Roosevelt Boulevard belong to JRA. Mr. Grandinetti will have an inventory drafted to identify which ones belong to JRA and which belong to others and then forward that information.

Regarding the urban industrial park road, Mrs. Komar noted receipt of an email recently from Transystems that it had given final response for the second DEP permit. She will reach out to Trans regarding any timeline information.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported filing some new liens and negotiating payments from companies when they purchase the property and pay off the liens. He has also drafted and recorded some land bank deeds.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

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

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

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AS THE LANDBANK AUTHORIZING THE SALE OF ONE (1) PROPERTY TO THE PARTY LISTED FOR THE PRICE LISTED. THE PARTY SHALL PAY ALL RECORDING AND TRANSFER COSTS.

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

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

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE CHAIRMAN AND SECRETARY TO SIGN A DECLARATION OF COVENANTS WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION AS THE GRANT RECIPIENT FOR THE CAMBRIA IRON WORKS, LOWER WORKS.

Mr. Truscello made a motion to approve. 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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENTRY INTO A ONE (1) YEAR LEASE WITH THE JOHNSTOWN HOUSING AUTHORITY FOR A

PORTION OF THE PARKING LOT LOCATED BETWEEN 516 MAIN STREET AND 526 MAIN STREET, JOHNSTOWN, PA.

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

Mrs. Komar explained no fee is attached to this lease as they currently have four parking spots in JRA's lot that we'll replace with four that they provide to us in the amount of \$1,620 per year.

The motion passed by the following vote:

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF THREE (3) PARCELS, TAX MAP NOS. 76-001.-308.000, 76-001.-308.001 AND 76-001.-307.000 LOCATED ALONG FRANKLIN STREET, JOHNSTOWN, PA, TO THE JOHNSTOWN ISLAMIC CENTER FOR \$1,000.00.

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

Mrs. Komar noted this is property owned by JRA from years ago.

The motion passed by the following vote:

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

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

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

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

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF CHANGE

ORDER NO. 3 TO CONTRACT 2018-INT-01 FOR THE FAIRFIELD AVENUE INTERCEPTOR SANITARY AND STORMWATER SEPARATION PROJECT.

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

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

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

Executive Director Komar announced that she and City Manager Martynuska will be partnering over the next few months regarding the Main Street Matters Grant by the DCED, which is due in November 2024. She will update the Board at its next meeting.

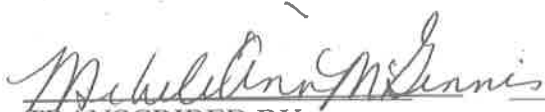
City Manager Martynuska thanked everyone for the warm reception and good partnership and looked forward to the future.

ADJOURNMENT

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

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

There being no further business, the meeting was adjourned at 12:44 p.m.


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


RICHARD TRUSCELLO,
VICE CHAIRMAN