

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
Tuesday, October 15, 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, Ms. Rae, Ms. Huchel, Mr. Truscello (4).  
Absent: Mr. Haselrig (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.

Jerry Shupe, Jr., Vice President of Operations at Inframark, was also present.

#### MINUTES

Ms. Rae made a motion to approve the September 24, 2024 Regular Meeting Minutes. The motion was seconded by Ms. Huchel and passed by the following vote:

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

#### PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

#### REPORTS

##### INFRAMARK REPORT

Jerry Shupe, Jr., Vice President of Operations at Inframark, thanked the Board for awarding the contract to Inframark. He provided an overview of the benefits of the installation of the SCADA system, such as being able to pull information as to the processes of the plant.

The panels were built in September 2024. In October 2024, Mr. Shupe explained a program was downloaded for the HMI (human machine interface) configuration. Servers have been purchased to be set up.

The actual HMI work will commence in November 2024. The testing of the SCADA system will occur in Raleigh in by early December 2024. The operators will be present to review the operation of the SCADA system.

Mr. Pasquerilla that a press conference be held to announce the implementation of the SCADA system. Mr. Shupe confirmed that the Inframark employees would have the ability to see the SCADA reports in realtime.

Mr. Pasquerilla questioned Mr. Shupe as to what the “next big project” would be to reduce risks and benefit ratepayers. Mr. Shupe stated Rich McGuire, a processing engineer for Inframark, is working with Mr. Kakabar, Mr. Grandinetti, and Ms. Komar on the processes to be examined for improvements.

Mr. Barbin confirmed that operative commands cannot be made from outside on the system. Ms. Komar noted discussions with EADS, the JRA, and DCED to amend the original grant application for H2O and small sewer and water. Mr. Shupe stated continuous improvements need to be made to the sludge process.

Mr. Kakabar stated a good portion of the grant would be best suited to upgrade the mechanical equipment that complement the SCADA system. He explained the mechanical upgrades that would be within the scope of the grant.

Mr. Komar stated JRA would depend on the expertise of EADS and Inframark to be able to apply for the next rounds of funds as well. Mr. Shupe stated the new technologies would expedite the process.

Mr. Pasquerilla commended the progress for the implementation of the SCADA system. Mr. Shupe thanked all those who assisted in its implementation.

#### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, updated the Board on the Cambria Rowe project. The State provided a consulting agreement for T&W Consulting for the RACCP grant. JRA was instructed to move forward with the 200,000 in DCED funding. Dr. Frem participated in the conversations.

The State Theater Foundation reached out to Conemaugh Hospital to ask for an engineering study to be completed before acquiring the building.

Ms. Komar again noted the meeting with the Authority, EADS and Inframark to discuss the timeline for the small sewer and water and H2O grants. She explained the transfer of three properties on Franklin Street from the GIS listing of the County Redevelopment Authority to JRA.

Ms. Komar discussed a positive meeting and tour with a grocery store developer interested in a property in the Central Business District. Mr. Pasquerilla participated in the tour. A future meeting of the parties is set to further discuss the matter.

She noted a resolution on the agenda for Board approval to sale the truck at Dornick Point. The Authority continues to work with properties interested in the landbank and blight elimination options.

The pre-bid was completed for the asbestos abatement at the Atrium Manor. RL Abatement was the low bidder at \$92,845, which will be deducted from the \$472,000 grant and was lower than what it had been budgeted for. RL Abatement will commence removal by the end of October 2024, which will meet the Croyle-Nielsen funding timeline.

Ms. Komar provided an update and explained the delay on the demolition of Robert's Pub. The structure had to be stabilized by hand slowing the demolition progress. Ms. Komar replied to Mr. Truscello concerning saving some of the property's artifacts. She stated the concrete pedestals, bollards, and the railings from each floor's balconies were reserved. The facade above the front door is concrete and may not be able to be extracted.

She stated the work on the St. Vincent DePaul building is almost complete.

She noted three resolutions on the agenda for bidding depending on the available funding from the grants. The addresses for Resolution G were noted to be in the agenda packet.

Ms. Komar reported on a recent tour of the Central Business District with students from Columbia University and Harvard-Loeb and a positive roundtable discussion about the City of Johnstown.

Mr. Truscello questioned the possibility of assisting with the remedial action for the damage to the State Theater. Ms. Komar reported the Hospital did pay a temporary repair on the roof until the entire roof is repaired. The City funded \$150,000 worth of funding to the State Theater.

Ms. Komar explained the land bank would accept donations of property upon Board approval.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to the Financial Report for further discussion. She provided updates on the grant funding.

The Clara Barton housing and gardens project are paused for the year and will continue once the match dollars are raised. Work continues on utilizing the remaining funds for the Iron Street Trail and hoped to close out the project by the end of 2024.

Ms. Labosky noted Resolution C on the agenda for Board approval to accept the proposal from Young, Oakes, and Brown for auditing services for the next three years. Proposals were received on October 4, 2024, and they were the only company to respond to the RFP.

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

September's disbursements were as follows: Cambria Iron Works, \$10,942.22; Grant Partnership Fund, \$62,009.69; Center Town Mall, \$4,408.11; Revolving Account, \$104,811.88; Johnstown Regional Sewage, \$636,941.32; Total disbursements, \$819,095.22.

#### SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, noted the prior discussion with Mr. Shupe from Inframark.

The final inspection on Fairfield Avenue from the DEP still remains incomplete. Mr. Grandinetti will report on the Interceptor Maintenance projects.

Progress Report Number 32 was submitted. No comments have been received yet. The Annual Report and Budget from the engineer was submitted to the Trustee's clearinghouse as required by the end of September 2024.

Mr. Kakabar revisited the Dornick Point wastewater treatment plant projects. He noted the discussion on the SCADA project and the focus of DCED grant and the small water grants moving forward. He noted the mechanical upgrades related to the SCADA system.

He used the term “smart valve.” There are valves at the plant that are not supported with motor operators. He explained the grant can be used to complement the existing SCADA system and move it into more of a smart valve scenario. It would be combined with the upgrades to the gravity thickener and also the upgrades to the fuel storage system to support the generator. The existing fuel storage system is coming to its life expectancy. This project would also complement the replacement of that fuel storage system. The SCADA system will provide the signals and the mechanical capabilities to monitor liquid levels and operations of that nature, which is currently not available at the plant.

Mr. Kakabar reported the grit removal unit upgrades are not yet put out for bids, but he suggested the grit removal components could also be grant eligible. These combined projects utilizing the funds that are currently available would take care of some of the smaller capital improvements needed.

Mr. Kakabar provided a breakdown of the projects eligible for grant funding and those projects that would be put out for bid.

He had nothing new to report on the NPDS renewal.

#### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred to his report for review of the work on continued improvements. He noted waiting on information from Inframark in reference to the SCADA project.

Melissa Komar and he met with PennDOT concerning the Iron Street Bridge, which now may be a million-dollar project to replace. The Authority’s obligation would be around 5% or \$100,000. He noted continued discussion regarding the H2O and the small water grants.

Mr. Grandinetti discussed the Cooper Avenue Interceptor Line. The advertisement would be out soon to televise and conduct an inspection of the JRA interceptor from the Cooper Avenue Bridge down to Dornick Point. He discussed the Roosevelt Boulevard syphon inspection.

He noted concerns about drivability of our manholes stated at the Authority’s last meeting. An inspection would soon be conducted of the Authority’s manholes to ensure drivability and tolerable level. He stated preliminary camera work will be conducted on the syphon that has been closed for almost 20 years. The Grit Chamber rehabilitation will soon go out for bid.

Mr. Grandinetti discussed the utilization of a sludge hauler at the plant. That piece of equipment failed and was not replaced. He stated it was in JRA's best interest to purchase a new piece of equipment. This piece of machine will do everything needed for JRA, including any kind of winter maintenance, unloading a miscellaneous chemicals and whatnot. The TYM Tractor with accessories would soon be open for bid, which should soften the purchase price of the new tractor.

Mr. Grandinetti stated planning continues to develop a five-year plan on maintenance of the JRS interceptor and syphons. He reviewed the improvements on Franklin Street. He inquired of Mr. Barbin as to any news on the dog park ownership. Mr. Barbin reported he had no update but would reach out again.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported more liens were drafted for unpaid sewer bills. There were some mortgages and satisfaction attached to prior liens.

The deed for the Cooper sales sign from Lamar Kane was received and recorded. Michelle Cheche received the deeds for the land bank transactions approved at the Authority's last meeting. Mr. Barbin assisted Attorney Carnevali with the Mench case.

Mr. Barbin updated the Authority on his discussions with the insurance company on liability insurance. Any new property acquired by the Authority will be added to the insurance policy. He noted no insurance would have covered the property improperly torn down, but the insurance company will provide a defense.

Ms. Komar, at the request of Mr. Pasquerilla, updated the Authority on the Industrial Park. The DEP permit has been approved. \$172,000 will be covered in design and engineering on Phase II. The Authority needs to decide whether to continue with its current vendor or to put the project out for bid. Phase I for the access road will be \$372,000. \$190,000 would be needed to complete the project. Mr. Pasquerilla suggested apply for site grants.

#### 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: Ms. Huchel, 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 Ms. Huchel and passed by the following vote:

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

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE SPECIFIC PROPERTIES FOR THE LANDBANK AT THE PRIVATE SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU MAR, 2025, EXACT DATE TO BE DETERMINED, THEN ADVERTISE THESE PARCELS FOR SALE.

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

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

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A PROPOSAL FROM INDEPENDENT AUDITING SERVICES FROM THE FIRM OF YOUNG, OAKES, BROWN COMPANY, P.C. FOR THE YEARS 2024, 2025 AND 2026.

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

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

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE

CITY OF JOHNSTOWN AUTHORIZING AN APPLICATION TO THE  
COMMONWEALTH FINANCING AUTHORITY LOCAL SHARE  
ACCOUNT STATEWIDE GRANT PROGRAM ON BEHALF OF WEST  
END AMBULANCE SERVICE, INC.

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

Mr. Barbin informed the Authority that he provides free legal counsel to the West End Ambulance Service.

Mr. Truscello questioned the responsibilities of JRA in terms of grant administration. Ms. Komar explained the West End Ambulance Service would provide a contact person to work directly with Cheryl Labosky on the grant administration.

The motion passed by the following vote:

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

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND SALE OF THE 2013 CHEVROLET PICKUP TRUCK, A 9' WESTERN V SNOWPLOW AND A SNOW WAY SALT SPREADER, UTILIZED AT THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

The motion passed by the following vote:

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

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A DEED FROM CAMBRIA COUNTY REDEVELOPMENT AUTHORITY FOR A PARCEL OF LAND LOCATED ALONG FRANKLIN STREET, TAX MAP NO. 73-001.-307.001, TO BE INCLUDED IN THE SALE OF PROPERTY TO THE JOHNSTOWN ISLAMIC CENTER.

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



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

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. JRA-FY-2024-3 FOR THE DEMOITION OF THREE (3) COMMERCIAL PROPERTIES, DEPENDING ON AVAILABILITY OF FUND, IN THE CITY OF JOHNSTOWN USING GRANT FUNDS RECEIVED FROM THE DCED.

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

Yeas: Ms. Huchel, 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.

Mr. Pasquerilla noted a summit referred to by Ms. Komar was impressive where some of the top experts in planning and real estate in the country were present. Four of the top leaders in housing was present at this event. Regular follow-up will continue with these individuals regarding market-based housing. Mr. Pasquerilla mentioned the property being developed by Bill McKinney as a turnkey residence.

#### ADJOURNMENT

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

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

Tuesday, October 15, 2024  
Stated Meeting, continued

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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