

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
Tuesday, November 19, 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 11:59 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).  
Ms. Huchel (1) was not present at the commencement of the meeting.

William Barbin, Esquire, Solicitor; Calvin Webb, Esquire; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Tom Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; Mike Sabo, and Chris Kurchak, Inframark, were also present.

MINUTES

Ms. Rae made a motion to approve the October 5, 2024 Regular Meeting Minutes.  
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).

Mr. Pasquerilla noted an Executive Session was held on November 5, 2024 regarding legal and real estate matters.

Ms. Huchel entered the meeting at 12:01 p.m.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, addressed the Authority regarding Agenda Item C concerning 616-620 Franklin Street, and noted mother and grandmother had lived there in the past.

He formally requested a list of landbank properties.

Mr. DeBartola had concerns regarding Agenda Item G regarding the \$5,000 for purchase of a landbank property and asked what the money was being used for.

Georgia Lehman, Food For Families, presented before the Authority regarding Agenda Item J regarding an application for roof repair on the warehouse at

945 Franklin Street. She noted improvements that have been done at the site and thanked the Authority for supporting its request to obtain grant monies to install a new roof.

## REPORTS

### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, reviewed some of the current projects.

She reported still waiting for a response from DCED regarding the \$200,000 for the work on the windows for the Cambria Rowe project. She noted a recent telephone call from Representative Rigby suggesting reallocation of the two RCAP grants into his current area, which would equal \$1.9 million. Mrs. Komar will follow-up with Representative Rigby regarding this project.

Executive Director noted the State Theater Foundation at a recent meeting approved taking ownership of the property based on the engineering report that was completed post water damage. The Authority will offer continued support for any grant opportunities and will include the State Theater as a \$25,000 match portion for facade funding through the Main Street Matters grant.

EADS provided a budget for both the Small Sewer and Water and H2O Grants. An explanation is included with the proposed 2025 budget.

She reported the Franklin Street Corridor Project is 90 percent complete. The painting, the demolition of 922 Franklin, and removal of the foundation walls and overgrowth has been completed. An email from the anonymous donor noted being pleased with the project.

She reported the grocery store developer did sign the LOI for property at 507 Main Street, and a meeting is scheduled for November 20, 2024, in the afternoon.

JRS was represented at the Wet Weather Conference in Monroeville recently, and a presentation given was based on the sewer lateral compliance program.

JRA continues to work with interested parties regarding landbank properties and blight elimination options and was awarded \$404,000 in partnership with the City of Johnstown and the Cambria County Rec Department for the demolition of Sheesley, the Quonset hut behind it, and any environmental issues that arise during that process.

Asbestos abatement is nearly complete for the Croyle Nielsen property. There may be a possible transfer by mid-December, and \$23,600 towards admin costs to the Authority out of the EPA grant was received.

A sample of the JRA logo was provided in the Agenda packets. Two small changes will be made.

The Roberts Pub demolition is moving slower than expected. The majority of the work at this point has been done utilizing hand work rather than heavy equipment, eliminating safety concerns. Mrs. Komar stated both companies doing the open space are interested in ownership. The bricks from the Roberts Pub building were actually transported to Somerset, and the Redevelopment Authority in Somerset County is doing a redevelopment project to stabilize a building from the 1800s that had the same bricks. She noted the Community Foundation assisted on funding this project as well. Mr. Grandinetti commented the structure has been there for a long time and is on one of the main streets in Somerset.

An update meeting occurred with JRA and the attorney representing Famous for the 339 Walnut street property transfer. A closing by December 30, 2024, was requested.

The neighborhood Partnership program was recently launched by Vision. JRA will assist with the weatherization, the façade, and the landscaping portion of the project. Vision is going to process the invoices. JRA will just be working with the property owners and the businesses that are interested in going through any of the programs. \$15,000 is allocated each year for the next six years to mow vacant lots.

Mrs. Komar explained there are no design standards or guidance on what people can or cannot do with the facades. There are 10 \$5,000 grants. It is hoped that some of the funds could leverage the city facade dollars received from DCED, which is the application that was presented to DCED for the MPP program. Criteria could be created for historic districts.

JRA received \$300,000 from DCNR for the feasibility study for the portion of the river wall work. An email was received from the Army Corps saying that they will match the \$300,000. Executive Director commented that the goal here is to safely eliminate any of the flood walls without worsening the risk of flooding.

She referred members to the proposed JRA and JRS budgets in the Agenda

packets for review. The only difference for the amended budget, as suggested by SNP, was that the small sewer and water and the H2O grant be included as a revenue on the JRS budget.

Two Ameriserv CDs will be extended for six more months at the same percentage rate, 4.4%.

Mrs. Komar reminded the Board December 2024 meeting will be on Wednesday the 18th, instead of Tuesday the 17th.

Mr. Pasquerilla requested that the Board be informed of the historic zones before moving forward. He noted that an investor for the old market, willing to invest a great deal of capital, was found. Mrs. Komar explained that there is still the need for a rack system, which is a very large dollar amount. JRA is working with the City, JARI and the foundations to provide available funding. This is the same grocer that purchased the Save A Lot in the West End.

Mrs. Komar stated the green space at 507 Main Street, the courtyard area, is owned by the City. The investor and the City are interested in creating a nice space in this area.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her Financial Report for further discussion.

Regarding the grant funding projects, the first reimbursement request was submitted to the Commonwealth Financing Authority pertaining to the H2O grant. This work was performed by Christian Clark and the EADS Group.

Several facade applications were received with regard to the Neighborhood Partnership program launched by Vision.

The JRA and JRS budgets were included in the Authority's packet. A footnote was added to the budget reflecting the debt service ratio. Ms. Labosky noted the goal is to maintain a 1.10 or higher. For 2025, there is a projected 1.12 ratio. The cash on hand is right now around 236 days. The minimum with the bond issue is 110 days cash on hand. Mr. Truscello requested a comparison to the previous year, which Ms. Labosky offered to provide at a later time.

Ms. Labosky revisited the discussion on the Ameriserv CDs. The Authority will earn almost quarter million dollars interest in the JRS fund by the end of the year.

She discussed Resolution D on the Agenda for the Authority's approval.

October disbursements were as follows: Cambria Iron Works, \$7,353.49; Grant Partnership Fund, \$67,842.29; Center Town Mall, \$2,463.78; Revolving Account, \$123,855.64; Johnstown Regional Sewage, \$801,126.37; Total disbursements, \$1,002,641.57.

Ms. Labosky reviewed the CDBG dollars for the sewer lateral, grant funded program for non-city residents, owner-occupied structures. Approximately \$90,000 must be spent by mid-May. \$30,000 has been earmarked for homeowners awaiting construction. Mrs. Komar noted seven random municipalities remain for the weatherization program \$10,000 grants.

#### SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, referred to his report for further discussion of active projects. He noted the interceptor maintenance projects and planning ahead for the 2025 budget season. The Point Stadium siphon is being targeted as the marquee project for 2025.

EADS continues to locate unbound buried manholes between the Iron Street area, along Cooper Avenue, and the Wastewater Treatment Plant. These will be the access points for the sonar/CCTV inspection project. The PaDOT Highway Occupancy Permit application was submitted to adjust frames and covers in the vicinity of the Stone Arch Bridge for driving and control related to those manholes.

Mr. Kakabar stated reminder letters will be sent out for Consent Order reports. SSOs unrelated to siphons have been sealed.

He reported the conduit and wiring component of the SCADA system has been completed at Dornick Point. The financing is through the H2O program. He discussed the revised program on the grant expenditures. Smaller capital improvements that would be in line for capital improvements as part of the general budget were lumped into a new project that facilitates and piggybacks the SCADA program. These include rehab of chlorine contact tank, replacement of the underground fuel storage tank, and rehab of the gravity thickener.

The grit removal project is out for bid.

The NPDES renewal application is still under review by the PaDEP.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, stated EADS, Mike Sabo, Inframark, and JRA are actively focused on making capital improvements through the H2O and the small water grants.

Mr. Grandinetti accompanied Mrs. Komar to represent JRA at the Three Rivers Wet Weather Sewer conference. A Power Point presentation was provided on the Johnstown Regional Sewage SSO and Private Lateral Improvement Program.

He discussed two resolutions on the Authority's Agenda for approval related to Dornick Point, one relates to a new tractor purchase at the sewage plant for unloading of chemicals, winter maintenance and the second relates to the purchase of a spare rotating assembly, which is an integral part of the centrifuge.

Mr. Grandinetti awaits PennDOT approval for manhole adjustments on Roosevelt Boulevard. He noted the worst ones are Washington Street down to the U-Haul and down further.

He noted approximately eight to ten manholes in West Taylor will be identified and raised to ensure their locations.

The Roosevelt Boulevard siphon inspection is being planned to reestablish the access point.

One of the H2O small water grants is the Grit Chamber upgrade, and a deadline to submit bids is December 11, 2024.

Mr. Grandinetti noted other communities were made aware that there is sewer money available but continue to pay the surcharge.

Mrs. Komar commented that Laurel Avenue was just paved, and manholes were not raised, another project Mr. Grandinetti will address. Mr. Grandinetti hopes to have all manholes identified and located within the next three years.

Mr. Grandinetti commented the backup centrifuge purchase is through CoStars. He stated to rent a centrifuge is approximately \$35,000 per month.

There was further discussion regarding the SCADA system which should go live end of December, early January.

SOLICITOR'S REPORT

No Report.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

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

Yeas: Mr. Pasquerilla, Mr. Haselrig, Ms. Huchel, Ms. Rae, Mr. Truscello (5).  
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 JUDICIAL TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JANUARY, 2025, EXACT DATE TO BE DETERMINED, THEN ADVERTISE THESE PARCELS FOR SALE.

Mrs. Komar noted this is not regarding specific properties, but in cases of quick turnaround to register for the judicial sale that hasn't been advertised yet. This resolution is to allow the landbank to register.

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

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

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF JRA FY 2024-2 DEMOLITION CONTRACT TO LECKEY'S DEMOLITION SERVICE OF JOHNSTOWN, PA, IN THE AMOUNT OF \$14,800.00 FOR THE DEMOLITION OF ONE (1) COMMERCIAL PROPERTY, LOCATED AT 616-620 FRANKLIN STREET, AS ADVERTISED.

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

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

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE FINANCE DIRECTOR TO OPEN AN INTEREST-BEARING CHECKING ACCOUNT FOR THE LAND BANK, AS REQUIRED BY THE PENNSYLVANIA LAND BANK LAW.

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

- E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING FORGIVENESS OF SEWER TREATMENT FEES/MANDATORY SEWER FEES FOR SIX (6) ADDRESSES LOCATED IN AND OWNED BY EAST CONEMAUGH BOROUGH.

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

Mrs. Komar indicated these addresses are owned by the Borough of East Conemaugh. She noted receipt of an email from Spence Custer law firm for a property owned by the Ferndale School District with the exact same situation but not part of this resolution. Mr. Barbin suggested this resolution be amended to include Ferndale.

Ms. Huchel made a motion to amend the resolution to include the property owned by the Ferndale School District. The motion was seconded by Mr. Truscello and passed by the following vote:



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

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

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

F. 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 FLOOD CITY YOUTH FITNESS ACADEMY.

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

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

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AS THE LAND BANK, AUTHORIZING THE USE OF LAND BANK FUNDS TO ASSIST HOMEOWNERS AFTER THE PURCHASE OF A LAND BANK PROPERTY, AMOUNT NOT TO EXCEED \$5,000.00. THIS ASSISTANCE WOULD BE AVAILABLE TO OWNER OCCUPIED RESIDENCES ONLY.

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

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

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF A TYM TRACTOR MODEL T574HC SERIES 3 AND ACCESSORIES, TO BE UTILIZED AT THE DORNICK POINT WASTEWATER TREATMENT PLANT, FROM EBENSBURG YAMAHA IN THE AMOUNT OF \$46,680.00.

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

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

- I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF ONE (1) REPLACEMENT ROTATING ASSEMBLY, COMPLETE ROTOR AND OPTIONAL ADDER ROTODIFF FROM KAPPE ASSOCIATES, INC., FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT CENTRIFUGE IN THE AMOUNT OF \$243,900.00.

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

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

- J. 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 FOOD FOR FAMILIES, INC.

Mr. Truscello noted he provides volunteer services for the food pantry at his parish which may be affiliated. Mr. Barbin explained volunteer activities are not a conflict of interest.

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

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

Mr. Truscello exited the meeting at 12:40 p.m.

#### TABLED MATTERS

None.

#### NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola commented that Agenda Item G regarding how \$5,000 would be spent, how to apply for it and what it could be used for was never addressed. Mrs. Komar explained the \$5,000 is in situations of owner/occupied homes. Thus far, 3 of the 79 properties transferred are owner/occupied, and those owners can use the funds for things such as roof replacement or handicap accessibility.

He inquired why there were two solicitors present. Mrs. Komar explained one for JRS and JRA, and both would be present for the next few months.

ADJOURNMENT

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

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

Nays: None (0).

There being no further business, the meeting was adjourned at 12:48 p.m.



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



BRUCE HASELRIG,  
SECRETARY

Tuesday, November 19, 2024  
Stated Meeting, continued

12 of 12