

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, December 18, 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, and requested a moment of silence in honor of the death of former Chairman Monsignor Balta.

The following members of the Authority were present for roll call:

Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Ms. Rae, Mr. Truscello-via telephone. (5).

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

John DeBartola; Kelly Francis, Paul's BG Contracting; Jim Miliauskas, Representative of Senator Langerholc; and Dave Sutor, Tribune-Democrat, were also present.

MINUTES

Ms. Rae made a motion to approve the November 19, 2024 Regular Meeting Minutes. 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).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, questioned the Authority regarding Agenda Item H as to whether this was new list or from a prior listing. Would he have to request a Right to Know to find out what the three properties are?

He posed the same questions for Agenda Item G. With regard to Agenda Item E, the Administrative Budget, he questioned whether the staff would be receiving any raises. Was someone hired for a fourth position discussed in prior meeting? If so, was their salary included in the budget?

Mr. Bartola questioned whether the Operations Budget was increased due to the lead piping issues. He noted his request for Right to Know related to Mr. Webb's contract with the Authority, as well as for Mr. Barbin.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Joel Valentine, Wessell & Company, presented before the Authority to review the November Financials. He directed the members to the Total Cash Receipts less Disbursements for 2024 and noted favorable figures. Mr. Valentine outlined the Conveyance and Treatment Fees, which was over budget, but November was a lesser fees month. He noted the Other Revenue being over budget. Debt service has had consistent month-to-month payment.

There was a large purchase under Capital Improvement/Capital Purchases in November, leaving little in the budget. The Chemicals are under budget nearly every month. Mr. Valentine noted the increased spending under the Dornick Point Contract Operation due to increased costs.

The Administrative Expense continues in line with the budget. The Sewer Lateral Program is favorable to the budget. The cost allocation plan produced an Administrative Fee deficit to the budget. Other expenses continued to hold strong.

Mr. Valentine reviewed the Fixed Charge Coverage Ratio for the Johnstown Regional Sewage for 2024. The Capital Purchase in November dropped the ratio for the month. The year is still in compliance. The Cash Reserves are in good standing.

Mr. Valentine stated a meeting has been scheduled for January 13, 2025, with S&P to review the numbers for 2024. He commended the Authority for their work on managing their finances.

Melissa Komar, Executive Director, provided the members with an update on the Cambria-Rowe project. An email was received from Representative Burns providing the next step for the DCED application process for funding for the project.

The first reimbursement was received from the H2O grant from the electrical work for the SCADA system. The Franklin Street Corridor work is 90% completed. The holdup on closing out the Community Foundation grant is the continued demolition of the Robert's Pub.

Discussions continue with the grocery store developer, who stated there should be a signed lease for the Authority to soon move forward with funding

opportunities. EPA denied the grant application for the Moxham project. The Authority continues to work with interested parties regarding the landbank properties and blight elimination options. Ms. Komar discussed the three properties on the Agenda for purchase approval by the Board.

The Authority was granted \$404,000 from the Community Foundation. Ms. Komar explained the work between the Authority, the City of Johnstown, and the Cambria County Recreation Department on the demolition of Sheesley's concrete and Quonset hut on the back of the parcel. The asbestos testing results should soon be received.

Ms. Komar updated the Board members on the sale of the property on 339 Walnut Street, which should close on December 30, 2024. The Neighborhood Partnership Program launched with Vision Together, which awarded two façade grants.

Ms. Komar noted the JRA and JRS budget on the agenda for Board approval. She thanked the Juvenile Probation group for their assistance in decorating 416 Main Street for the Christmas season.

Mr. Pasquerilla requested Ms. Komar explain the Moxham project. She stated it was the EPA funded project with UPJ for landscaping, economic development and residential housing for the Cypress Avenue school lot. The funding is still active, but the Authority awaits a response on a denial.

FINANCE DIRECTOR'S REPORT

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

Ms. Labosky noted receipt of the first three reimbursements of the H2O grant. The spot and full home repair applications for the NPP were being received. She noted the January 13, 2024 meeting with S&P.

Resolution D on the Agenda is to approve the 2025 JRS budget, and Resolution E is to approve the 2025 JRA Administrative budget.

Ms. Labosky provided a brief financial cap overview of the programs worked on in 2024. She noted the interest gained from CDs. Ms. Labosky reviewed the dollars spent in assisting residents to get in compliance with their sewers under the City of Johnstown Sewer Lateral Grant Program, as well as the dollars spent for the County Sewer Grant Program and the Cambria County Home Repair Program.

November disbursements were as follows: Cambria Iron Works, \$2,489.41; Grant Partnership Fund, \$76,503.42; Center Town Mall, \$6,008.36; Revolving Account, \$98,223.15; Johnstown Regional Sewage, \$1,160,733.66; Total disbursements, \$1,343,958.00.

Ms. Huchel questioned as to any grant programs that residents are not taking advantage of that should be announced to residents. She noted the outlying municipalities are not utilizing the County Home Repair program, especially in the northern area and Franklin Borough.

SANITARY SEWER OVERFLOW REPORT/ SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, on behalf of Thomas Kakabar, EADS Group, referred to Mr. Kakabar's and his report for further discussion of active projects.

Mr. Grandinetti discussed a meeting on the Interceptor Maintenance Project to review a plan for 2025 for the Point Stadium and siphon. EADs awaits information from PennDOT regarding the upgrading of manholes and the siphon entry on Roosevelt Boulevard.

Reminder letters were sent to the communities for progress reports. No reports have yet been received.

Mr. Grandinetti noted Task Order #43 to study the alternative of converting the PureOX reactor to a fine bubble aeration system for consideration by the Board.

Mr. Grandinetti reported on continued work with the 2025 Capital Improvement planning. He provided additional information on the progress of the SCADA system.

Mr. Grandinetti discussed two resolutions on the Authority's Agenda: 1.) Awarding of a contract to Hickes Associates, Inc. for the Dornick Point Wastewater Treatment Plant - grit chamber rehabilitation, and 2.) Authorizing a one-year extension to the 2023-WWTP-3 contract with Premier Magnesia, LLC.

Meetings are being held with contractors with regard to the cleaning and improvements of Roosevelt Boulevard. The loan programs continue to be promoted throughout the community.

Ms. Komar requested Mr. Grandinetti explain the need for two different companies with regard to the magnesium hydroxide. Mr. Grandinetti discussed testing being conducted as a result of Premier's product, so their contract will be extended int 2025. Univar will sell the product at the same price. The appropriate vendor to use will be determined once testing is completed.

Mr. Pasquerilla remarked on the impressiveness of the SCADA system, which should provide a secure environment and cost savings.

SOLICITOR'S REPORT

William Barbin, Esquire, stated some sewage liens were satisfied. Communications were received from the Executive Director.

Calvin Webb, Esquire, had nothing to add.

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. 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.

Ms. Huchel made a motion to approve. 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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN FIXING A PROPOSED SCHEDULE OF REGULAR MEETINGS AND ADMINISTRATIVE WORKSHOPS FOR 2025 AND AUTHORIZING THE ADVERTISEMENT OF SAME AS REQUIRED BY THE SUNSHINE LAW.

Ms. Rae made a motion to approve. 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 AN EXTENSION OF THE CONTRACT WITH THE AUTHORITY'S LEGAL COUNSEL, CALVIN J. WEBB, II, THROUGH DECEMBER 31, 2025.

Ms. Huchel made a motion to approve. 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).

Mr. Barbin thanked the Board for his 43 years with the Board. He stated the Board has to have a solicitor the Board is comfortable with. Mr. Webb is an excellent attorney and will do an excellent job.

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A BUDGET FOR OPERATION OF THE JOHNSTOWN REGIONAL SEWAGE SYSTEM FOR FISCAL YEAR 2025.

Ms. Huchel made a motion to approve. 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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025.

Ms. Rae made a motion to approve. The motion was seconded by Ms. Huchel 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 AND DIRECTING THE EXECUTIVE DIRECTOR TO SIGN A GRANT AGREEMENT WITH THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES FOR A \$414,000.00 GRANT FROM THE COMMUNITY INITIATIVES 2024-2025 FUND FOR THE DEMOLITION OF THE FORMER SHEESLEY SUPPLY CO. BUILDING LOCATED AT 837 HORNER STREET, JOHNSTOWN, PA.

Mr. Haselrig made a motion to approve. 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).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE PROPERTIES FOR THE LAND BANK AT TAX SALES HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU.

Ms. Rae made a motion to approve. 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).

- H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE THREE (3) SPECIFIC PROPERTIES FOR THE LAND BANK AT THE JUDICIAL TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JANUARY 7, 2025, THE ADVERTISE THESE PARCELS FOR SALE.

Mr. Truscello made a motion to approve. 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).

- I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A ONE (1) YEAR EXTENSIO

OF CONTRACT NO. 2023-WWTP-3 TO PREMIER MAGNESIA, LLC FOR THE BULK PURCHASE OF MAGNESIUM HYDROXIDE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Ms. Huchel made a motion to approve. 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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2024-WWTP-6, THE REHABILITATION OF GRIT COLLECTION SYSTEM, AT THE DORNICK POINT WASTEWATER TREATMENT PLANT, TO HICKES ASSOCIATES, INC. OF ALEXANDRIA, PA IN THE AMOUNT OF \$199,368.00.

Ms. Huchel made a motion to approve. 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).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF TASK ORDER NO. 43 TO THE EADS GROUP, INC. FOR THE 2025 DORNICK POINT WASTEWATER TREATMENT PLANT FINE BUBBLE AERATION SYSTEM STUDY.

Mr. Haselrig made a motion to approve. 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla thanked the Johnstown City Council for his reappointment. He also noted the Authority's appreciation of the work of Senator Langerholc. Mr.

Jim Miliauskas, on behalf of Senator Langerholc, offered the Senator's office for assistance and support.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola noted his respect for Mr. Barbin. He thinks very highly of Mr. Webb, but will miss Mr. Barbin.

He reiterated his Right to Know request regarding administrative raises.

Mr. DeBartola discussed the Cambria-Rowe building, which has been a topic of discussion for year. He urged the Authority to find a way to get this building going.

Mr. DeBartola commented on the budget information provided by Wessel. He suggested, since the Authority has such a surplus, that fees be lowered, a give-back to the taxpayers.

ADJOURNMENT

Mr. Haselrig made a motion to adjourn to executive session. 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).

There being no further business, the meeting was adjourned at 12:36 p.m.

The Authority members met in an executive session regarding real estate matters following the adjournment of the meeting.

Michael G. Sargent, CVR

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

Bruce Haselrig

BRUCE HASELRIG,
SECRETARY