

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, January 21, 2025

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

Calvin Webb, Esquire, Solicitor; Melissa Komar, Executive Director; Cheryl Labosky, Finance Director; Jill Cashdollar, City of Johnstown Main Street Manager; Tom Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; Mike Sabo, Chris Kurchak, Inframark, were present.

MINUTES

Ms. Rae made a motion to approve the December 18, 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).

ELECTION OF OFFICERS

The board noted that they will keep the same slate within their designated positions.

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

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

There were no public comments.

REPORTS

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, began with welcoming and introducing Jill Cashdollar, City of Johnstown Main Street manager, to the meeting. Ms. Cashdollar stated she looked forward to the future and the improvements that are to come. Her background is in marketing and education. She also

owns/manages her own commercial properties.

Ms. Komar referred to the Annual Report for 2024 for the Authority's review and noted that Jen Tiffany with the Chamber assisted with the report. Ms. Komar wanted to ensure that the Board had images and updates regarding what took place during 2024. An e-mail will be sent for final approval before the report goes to print. She noted this report would be good to share throughout the City and partnering agencies to detail the accomplishments of 2024.

Ms. Komar provided the members with an update on the Cambria-Rowe project. She reported that the application approval was received and accepted through DCED for the \$200,000 needed to get the asbestos abatement completed. The Board awaits a response.

Ms. Komar reported the Atrium Manor transferred to Croyle-Nelson on January 3, 2025, in the amount of \$66,070.93. That amount included the original \$50,000.00, which was the deposit that the Authority provided to move forward to the bankruptcy court. She added that the money used for the purchase of the property came from Croyle-Nelson. Croyle-Nelson also reimbursed the Authority for the back utility bills. This amount was included in the \$66,000.00. Croyle-Nelson is working with numerous contractors for their build out.

Ms. Komar provided an update for the grocery store developer. She reported that the signed lease had not yet been received. The Authority suggested there be a press release whenever the lease is received.

Ms. Komar stated the Authority continues to work with an interested party regarding three landbank properties and blight elimination options. One of the properties is being purchased through the repository, and two properties would be added to the private tax sale. The addresses are 109 Dupont Street, 1015 Sunday Street, and the property on Feeder Street is a vacant lot. Ms. Komar stated a local church is interested in the property for a potential reuse for a parking lot.

Ms. Komar reported the Authority was granted \$404,000 for the Hornerstown blight elimination project. The Safety-Kleen contract was on the agenda for the Authority's approval. She noted the RFP stated there are barrels in the Quonset hut that need removed. The contract will include the removal of the barrels. There are also two tanks that will also be inspected. Ms. Komar reported there is no asbestos to be abated for both the Quonset hut and for Sheesley's. She did report back to the Community Foundation that the numbers came in lower than expected. The Authority will continue to keep

the Foundation updated as to where they are financially with the projects in hopes that the Board can allocate those funds to a different portion of the project.

Ms. Komar spoke with John Niebauer, the owner of Earthmovers, regarding the machinery to soon be moved off of Main Street. This was for the Robert's Pub demolition. The Authority did reach out to the local businesses to thank them for their patience.

Ms. Komar noted communications from both Walnut Medical and Croyle-Nelson expressing an interest in that Robert's Pub parcel. Ms. Komar would like everyone to sit down and discuss this to see what ideas the adjacent property owners have to come up with a plan.

Mr. Truscello suggested that some of the architectural features that were saved should be incorporated. He mentioned that the adaptive reuse capture team he is on is very interested in the design as well. Another member of the team, Ben Policicchio, has an architectural background, and it would be helpful to get him involved.

Ms. Komar updated the Board members on the sale of the property on 339 Walnut Street and stated it was transferred to Famous, Inc. on Thursday, January 16, 2025. The amount paid to the Authority was \$213,840.77. The remaining amount of the commercial loan was \$155,000 plus closing costs. The remaining portion was approximately \$51,000 that will go back into the JRA account.

The Neighborhood Partnership Program launched with Vision Together. The Authority is continuing to assist on the weatherization, the façade, and the landscaping portion of the project. Two façade grants were provided. Bougie and Babos both recently received funding.

Mr. Komar stated the Main Street Matters Façade grant application was also submitted to the DCED. Four properties were included in the grant: The State Theater, Sorcery, 507 Main Street (where the grocery store will go), and the Jupiter Building. The DCED's questions were clarified. The project is moving forward.

Ms. Komar received the termination agreement from Duke LifePoint for the State Theater. Mr. Webb did review the termination to be returned to Duke LifePoint.

Ms. Komar stated the sanitary sewer overflows will begin the next steps. Ms. Komar and Mr. Grandinetti have met with EADS for discussion regarding the next steps. There was discussion on metering that could occur. This would allow the Authority to be alerted as to when the pipes begin to fill. Mr. Kakabar will provide an overview on this topic during his report.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, provided updates with the grant funding project named in the Neighborhood Partnership program. She noted that there were two business owners that went through the façade, and there were two additional applications in process. One homeowner participated in the whole home repair program, and an additional application is being processed for this. The first round of funding needs to be spent by the end of June 2025, and the Board is about 50% complete with that. Approval was also received from the Cambria County Redevelopment Authority to reallocate funds for the whole home repair program, and these dollars need to be expensed by May 2025. Applications on file were being reviewed for homeowners who submitted their documentation after the municipality had closed out.

Ms. Labosky has begun to provide data to Young Oaks and Brown for the 2024 audit and will update the Board on the progression.

On Monday, January 13, 2025, the call with S&P occurred and went well. A response is expected by the end of January 2025.

December Financials, cash disbursements were as follows: Cambria Iron Works, \$4,899.09; Grant Partnership Fund, \$15,044.35; Center Town Mall, \$3,144.57; Revolving Account, \$74,939.89; Johnstown Regional Sewage, \$635,292.47; Total disbursements, \$733,320.37.

SANITARY SEWER OVERFLOW REPORT/ SEWAGE OPERATIONS REPORT

Tom Kakabar, EADS Group, began with the interceptor sewer system project. He reported on waiting for the final inspection from the BP on the Paracord Avenue project. Once that occurs, action will occur to close that out.

Mr. Kakabar and Mr. Grandinetti met with representatives from the Utility Services Groups regarding the interceptor maintenance projects. This meeting was held to begin the activity and pricing for cleaning the Point Stadium siphon. This is the last remaining siphon to be investigated related to the siphon cleaning activity. Quotes were being obtained for this cleaning to be done in 2025.

Mr. Kakabar noted that the Penn Dot Highway Occupancy permit was obtained for the adjustments of frames and covers on several manholes in the vicinity of the Stone Arch Bridge. Construction will begin when the weather permits.

Mr. Kakabar stated work commenced on Progress Report #33. The reports from the member municipalities were being received. The Authority's report is due to the department by the end of January 2025.

Mr. Kakabar noted Ms. Komar's reference to the sealing of the SSOs. A meeting was held with the department in June of 2024 to discuss the planning activities related to the sealing of the SSOs. Mr. Kakabar stated the sealing has occurred in various phases. The first phase was completed, which included eight SSOs that were unassociated with siphons. The remaining ones are associated with siphon activity.

Mr. Kakabar discussed the sealing of the SSOs at the siphon that was installed in 1916. He met with the department to develop a plan and recognition that these were based on the original construction. He mentioned that in 1916 that Geistown Borough and Richland Township did not exist as a developed area. The SSOs were planned by engineers that Mr. Kakabar believed were once associated with the siphon operations. He stated the game plan is to do the sealing activity. Mr. Kakabar explained the purpose of the siphons. He recommended that monitors be put in the siphons on Broad Street, Point Stadium, Vine Street, and Central Avenue to monitor the water levels. He feels that this will allow reaction time before damage occurs.

Ms. Komar asked Mr. Kakabar to explain how the sealing process would work. Mr. Kakabar explained that a pneumatic plug will be installed, which is like a big rubber plug that will seal the pipe like a balloon. He added that in an emergency situation where a valve can be accessed, air can be released.

It was noted that years ago there was a regular maintenance schedule established for the siphons. This would all just be part of the maintenance on the side. It was discussed that this would be explored in more detail, and the Board would be updated with the process.

Mr. Kakabar noted that the siphons are not visited frequently and added that they may go years before the hatches are opened/inspected. He stated maintenance does need to move forward and added that it could be weeks or months away. He pointed out that the monitors will provide real time text alerts when conditions change, which would be a proactive approach.

Mr. Kakabar stated 100 gallons per person per day is the benchmark for overflows. He added, going through the 2024 data, they are now down to about 108 gallons per capita per day with the benchmark still being at 100. It started at 185 in 2013. He noted that there has been a dramatic removal of flow.

Mr. Kakabar discussed assisting as necessary with the SCADA system moving through the H2O grants with the various capital improvements associated therewith.

He reported the NPDS renewal application is still pending from the department. He added that work on the fine bubble aeration system study has been initiated. Discussion occurred regarding how big of a construction project this study would be and the cost benefits.

SANITARY SEWER OVERFLOW REPORT/ SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported on focusing on the H2O and small water grants. There are a number of anticipated projects that will occur within the next couple months, which will be put out for bid.

Mr. Grandinetti stated the first project is for fire protection security system improvements. This would include motion activated lighting at the plant. Energy saving options will be considered for unoccupied areas.

He reported on continuing to reduce chemical usage and improving the overall plant operations. Mr. Grandinetti added that there are a number of resolutions for the board's approval requesting advertising and bidding. These include liquid oxygen, sodium hypochlorite, and sodium disulfide.

Mr. Grandinetti mentioned Resolution I and explained that it is a resolution authorizing the entry into an agreement with a company called Hercules Incorporated. He stated this company will come into 416 Main Street and retrofit any non-LED lighting. It is believed that this will improve the overall energy costs and savings. He added that motion tens sensors may also be utilized.

Mr. Grandinetti stated meetings are occurring to move on with the JRA manholes along the road to improve drivability and also any other adjustments along Broad Street.

He noted the siphon inspections. He stated the Authority is committed to improving and focusing on the JRA interceptor.

Mr. Grandinetti stated the Sewer Level program continues to take place, and it continues with himself and Ms. Labosky. They are reaching out to other communities to ensure that their loan program or funding is available through JRA.

Mr. Grandinetti explained the determination for the ownership of the manholes, which are identified through green and white painted markings.

The Board requested an updated on the centrifuge. It was noted that the spare rotating system has been ordered, but may take up to three months before it is delivered. The hope is that it will arrive within the first quarter.

SOLICITOR'S REPORT

Calvin Webb, Esquire, Solicitor, had no report.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Truscello 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. 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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING CONTACT NO. 2025-WWTP-1 FOR THE BULK PURCHASE AND ELIVERY OF LIQUID OXYGEN FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

Ms. Rae 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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT D BIDDING OF CONTRACT NO. 2025-WWTP-2 FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT D BIDDING OF CONTRACT NO. 2025-WWTP-3 FOR THE BULK PURCHASE OF SODIUM BISULFITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

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 FROM THE REPOSITORY LIST AT THE CAMBRIA COUNTY TAX CLAIM BUREAU, THEN ADVERTISE THIS PARCEL FOR SALE.

Mr. Truscello 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).

- F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE TWO (2) ADDITIONAL PROPERTIES FOR THE LANDBANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU MARCH 2025, EXACT DATE TO BE DETERMINED, THEN ADVERTISE THESE PARCELS FOR SALE.

Ms. Rae 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).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARDED OF A CONTRACT TO SAFETY-KLEEN OF JOHNSTOWN, PA FOR THE TESTING AND DISPOSAL OF WASTE LOCATED AT SHEESLEY SUPPLY COMPANY, 837 HORNER STREET, JOHNSTOWN, PA, USING GRANT FUNDS RECEIVED FROM THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES. THE AMOUNT NOT TO EXCEED \$50,000.00.

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).

- H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND BIDDING OF CONTRACT NO. JRA-FY-2025-2 FOR THE DEMOLITION OF TWO (2) COMMERCIAL BUILDINGS AT THE FORMER SHEESLEY SUPPLY COMPANY, 837 HORNER STREET, USING GRANT FUNDS RECEIVED FROM THE COMMUNITY FOUNDATION FOR THE ALLEGHENIES.

Mr. Truscello made a motion to approve. The motion was seconded by Mr. Hasel rig 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 ENTRY INTO AN AGREEMENT WITH HERCULES LED FOR THE PURPOSE OF RETROFIT LIGHTING SERVICES TO 416 MAIN STREET THAT WILL OFFER ENERGY EFFICIENT AND MODERN LIGHTING DESIGN.

Ms. Rae 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 EXECUTIVE DIRECTOR TO BE THE AUTHORIZED SIGNER FOR THE \$200,000.00 DCNR GRANT FOR THE JOHNSTOWN RIVERS FEASIBILITY STUDY.

Ms. 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).

- K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN THE PROGRAMMATIC AGREEMENT FOR THE HISTORIC PROTECTION FOR THE PHASE 2 ARC GRANT APPLICATION FOR THE CONNECTOR ROAD FOR THE JOHNSTOWN URBAN INDUSTRIAL PARK.

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).

- L. A RESOLUTION OF THE REDEVELOPMENT AHTORITY OF THE CITY OF JOHNSTOWN APPROVING A SERVICE AGREEMENT FOR A PERIOD OF ONE (1) YEAR NO. O-14704 WITH CENTRYSIS CENTRIFUGE SYSTEMS IN THE AMOUNT OF \$17,500.00.

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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.

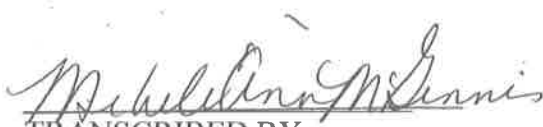
ADJOURNMENT

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

There being no further business, the meeting was adjourned at 12:43 p.m.

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


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


RICHARD TRUSCELLO,
VICE CHAIRMAN