

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
Tuesday, February 18, 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- via telephone, Mr. Pasquerilla, Ms. Rae- via telephone, Mr. Truscello- via telephone (4).

Ms. Huchel arrived at 12:07 p.m. and missed roll call.

Calvin Webb, Esquire, Solicitor; Melissa Komar, Executive Director; Tom Kakabar, EADS Group; Michael Grandinetti, Maintenance and Operations Manager; Michael Kerr, RDM-Johnstown, LLC.; and Jerry Shoup, John McNeil, Hiu Szeto from 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, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).  
Nays: None (0).

#### PUBLIC COMMENTS CONCERNING AGENDA ITEMS

There were no public comments.

#### REPORTS

##### EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, requested, prior to her report, that Jerry Shoup and John McNeil from Inframark give an overview of the status of the SCADA system. It was also noted that a demonstration would take place.

Mr. Shoup congratulated the Authority and informed all that Phase One was complete. Mr. McNeil presented the screens that the operators are using to help operate the plant. Mr. Shoup discussed an issue that recently occurred and the SCADA system was used to resolve the matter.

Mr. McNeil stated the Authority's money is well invested. He added that there is now the foundation of what is needed to run a waste plant, because now there is a transparency and data utilization. He noted SCADA is the best employee tool that provides data to aid in making appropriate decisions, react, and it greatly helps the operations/maintenance staff. Mr. McNeil added that SCADA uses all of its functions and features in the software to bring in data points fast to provide real time views of the plan. He then presented the plan, provided an overview, and demonstrated the program. He noted SCADA is very user friendly, functions similar to Windows, and captures data every second or faster. SCADA keeps a record of all history. Mr. McNeil presented the centrifuge and noted that it is a complex system used to give the site critical data points that are helpful, yet not overwhelming. He then discussed the pumps and the various alarms.

Mr. Shoup noted Mr. McNeil and he wanted to talk about the benefits as Mr. McNeil has a strong background in Custom Controls. It is now owned by Inframark, and the benefit is having technical support from them on the SCADA side. He added that technical support is handled quickly.

Ms. Komar questioned, since the system launched, whether anything had occurred that was brought to the attention of Mr. McNeil or Mr. Shoup to be addressed. Mr. Shoup denied any occurrence and added that the operators were now able to react quicker.

Mr. Pasquerilla stated capital expenditures is of interest. He questioned whether Inframark was having free discussions with the Johnstown Sewage Management regarding items that may require capital expenditures in the future or money saving. Mr. Shoup noted a recent conversation concerning chemicals and Phase One-A. He suggested that SCADA has the potential to be a big money saver. The mechanics and how the air transfer can be more efficient was noted.

Ms. Komar provided the members with an update on the Cambria-Rowe project. She reported that the \$200,000 from DCED funding for the asbestos abatement was approved. She noted both the Chairman and the JRA Secretary have signed off on the approval. They await the next steps as far as reimbursement to move this project.

Ms. Komar reviewed a recent discussion with the grocery store developer for the 507 Main Street property. She reported on an onsite meeting with the refrigeration contractor and will continue to work with partnering agencies for funding for the refrigeration system. She will provide an update at the next

meeting on the cost and funding sources.

She reported, pending Board approval, the land bank will be represented at the June sale to purchase nine properties. The properties will be a private sale. Ms. Cheche has been working diligently with the potential new property owners. Approval will be obtained to advertise the sale to provide everyone an opportunity.

Ms. Komar reported, pending Board approval, there were two demolition commercial building contracts to be awarded. There is also the Sheesley property demolition that was funded for the state for the commercial properties and the community foundation for the Sheesley property. She noted working with Penelec to relocate some poles along with additional work.

Ms. Komar noted the Robert's Pub demolition was completed. She added that the Main Street Manager and JRA recently met with Croyle-Nelson and Walnut Medical Center. Both parties are very interested in the works to be done utilizing that space. 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. She mentioned that Matt Ward and his team will be applying for a T-Mobile grant for \$50,000 for green space enhancements along Main Street. Ben Policicchio, member of Reuse Capture Team, was willing to provide a rendering and a cost estimate for the project that will be shared with the Board moving forward. This will help with creating a strong grant application for T-Mobile.

The Neighborhood Partnership Program continues to assist with weatherization, and the landscaping along with assistance from the Authority. Ms. Komar noted that the new businesses have greatly appreciated the funding that has been allocated through the program, and the façades that have been taking place.

Ms. Komar provided an update on the access road. She reported on receiving an email from TRANS. The email stated the plans would soon be ready to be advertised.

Ms. Komar referred the Authority members to their packets to find the ethics forms. She asked all members to complete and submit the forms on their own.

FINANCE DIRECTOR'S REPORT

Ms. Komar, on behalf of Cheryl Labosky, Finance Director, provided the January 2025 disbursements.

January Financials, cash disbursements were as follows: Cambria Iron Works, \$3,403.69; Grant Partnership Fund, \$87,778.13; Center Town Mall, \$1,294.28; Revolving Account, \$152,017.77; Johnstown Regional Sewage, \$1,404,760.02; Total disbursements, \$1,649,253.89.

SANITARY SEWER OVERFLOW REPORT/ SEWAGE OPERATIONS REPORT

Tom Kakabar, EADS Group, stated they had finally reached their position in the queue regarding Fairfield Avenue. He noted dialogue with the DEP related to the close out of the avenue. The DEP requested a compilation of documents to begin the closeout activity, such as actual drawings, testing reports, summary of the change order, and certificates of completion. Mr. Kakabar discussed being in the process of gathering that information.

Mr. Kakabar reported that there have been no changes in the interceptor sewer system project due to the inclement weather.

He noted, under consent order activities, progress report number 33 was submitted, and a copy was provided to each of the member systems.

Mr. Kakabar mentioned that all of the SSOs, except those that are associated with the five siphons, have been sealed. He discussed collecting proposals from equipment manufacturers to do a water monitor leveling system. He spoke to Mr. Shoup regarding the possibility of interfacing this water level monitoring system into the SCADA system. This would allow the plant operators to also reach out into the interceptor system and monitor the water level at strategic locations.

Mr. Kakabar reported the H2O grants were waiting for shop drawings on the grid removal unit. Construction is projected for May and June 2025.

He stated the NPDS renewal application was still under review by the DEP. He noted continuing to collect the information and study the alternatives related to the fine bubble aeration system and the conversion of the pulse ox reactor into the fine bubble aeration system.

Mr. Truscello asked Mr. Kakabar about the SCADA and wanted to know if this was something that may be added sometime in the future. Mr. Kakabar

stated it was and mentioned that there would be some interfacing. He added that the operators would have the opportunity to see critical water levels throughout the interceptor system.

#### SANITARY SEWER OVERFLOW REPORT/ SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, reported on continuing with their capital improvement projects down at the plant. They are utilizing the H2O and small water grants.

Mr. Grandinetti stated the SCADA was discussed enough and was hopeful that over the years they would see some significant improvement and taking the human element out of it.

He reported, with the H2O small grants, there is a grid system. They are waiting on the product and some other items.

Mr. Grandinetti mentioned two pending contracts that would be out sometime in March 2025. He added three of those were for the delivery of oxygen, sodium hydrochloric, sodium bisulfite, and they will all go through the process.

Mr. Grandinetti had not heard anything regarding LED upgrades for 416 Main Street. He reported that weather permitting that there are a number of projects that have been identified. These involve the siphons and the drivability along Broad Street with some of JRA's manhole.

Mr. Grandinetti noted working monthly on sewer later programs. They just recently reached out to a community to offer the Cambria County Grant Application and the JRA Loan Program. They are continuing with these efforts to help community residents and to assist them with either the grant or the loan.

#### SOLICITOR'S REPORT

Calvin Webb, Esquire, Solicitor, had no report.

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Haselrig made a motion to approve the reports. 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).

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. 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).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A ONE (1) YEAR LEASE WITH THE CHALLENGE PROGRAM INC. FOR APPROXIMATELY 4,600 SQUARE FEET OFFICE SPACE AT 416 MAIN STREET, JOHNSTOWN, PA.

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 THE EXECUTIVE DIRECTOR OR THE OFFICE ADMINISTRATOR TO PURCHASE NINE (9) SPECIFIC PROPERTIES FOR THE LAND BANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JUNE 18, 2025, AND THEN ADVERTISE THE PARCELS FOR SALE.

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

Mr. Pasquerilla asked Ms. Komar if the development plans for these properties would be a positive reuse. Ms. Komar confirmed this to be correct.

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 RESCINDING RESOLUTION NUMBER 5014, PASSED JANUARY 21, 2025 DUE TO AN INCORRECT AMOUNT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO BE THE DESIGNATED SIGNER FOR THE \$300,000 DCNR GRANT FOR THE JOHNSTOWN RIVERS FEASIBILITY STUDY.

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).

- E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT AND SALE, AS IS, OF 830 SHERMAN STREET, JOHNSTOWN, PENNSYLVANIA.

Ms. Komar reported the 830 Sherman property is the last remaining property that was partnered with Goodwill Youth Build years ago. She added they met the timeliness to sell the property that the students had worked on. She noted this property was not purchased through the land bank. The property was acquired through the Cambria County Redevelopment Authority in partnership with the Goodwill project.

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).

- F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF JRA FY YEAR 2025-1 DEMOLITION CONTRACT TO EARTHMOVERS UNLIMITED, INC. OF KYLERTOWN, PA, IN THE AMOUNT OF \$46,938.00 FOR THE DEMOLITION OF TWO (2) COMMERCIAL PROPERTIES LOCATED AT 1240 VIRGINIA AVENUE AND 134 SINGER STREET, AS ADVERTISED.

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 AWARD OF JRA FY 2025-2 DEMOLITION CONTRACT TO EARTHMOVERS UNLIMITED, INC. OF KYLERTOWN, PA, IN THE AMOUNT OF \$217,630.00 FOR THE DEMOLITION OF THE FORMER SHEESLEY SUPPLY CO., LOCATED AT 837 HORNER 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. 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 TO PURCHASE TWO (2) PARCELS FROM THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY LOCATED ALONG SOMERSET STREET, TAX MAP NOS. 76-002.-108.000 AND 76-002.109.000 AT A COST OF \$1.00 PER PARCEL, TO BE INCLUDED IN THE VISION TOGETHER 2025 NEW HOME BUILD, PART OF THE NEIGHBORHOOD PARTNERSHIP PROJECT.

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).

- I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A 5 YEAR CONTRACT EXTENSION WITH RDM-JOHNSTOWN, LLC FOR SEWER BILLING SERVICES.

Ms. Komar let the Board members attending via phone know that Mr. Kerr was in attendance if they had any questions. Ms. Komar noted one question that come up during conversation about the billing contract and to make sure that it is visible to the public regarding the rates. She added that Mr. Kerr is working with his staff to ensure all treatment fees are spelled out for both JRS and JRA. An example bill copy will be forwarded to all members when it is available.



Ms. Huchel mentioned that it would be nice if they could come up with a way to collaborate better whenever it comes to the land bank properties. She knew some people are paying more in back water and sewer bills than they are in real estate itself. It was noted that Mr. Kerr was trying to come up with the best way possible in order to present it.

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

Ms. Huchel made a motion to adjourn to executive session. 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).

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