

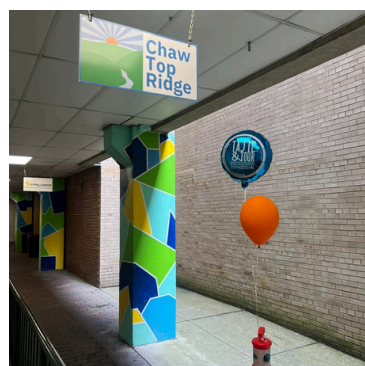
JOHNSTOWN REDEVELOPMENT AUTHORITY ANNUAL REPORT

Revitalizing Our Past, Building Our Future
Celebrating Progress in OUR City

20
24



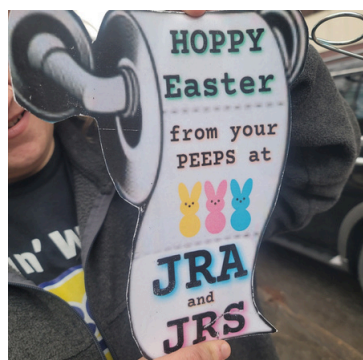
SOLD



ENVIRONMENTAL SUCCESS STORY



Cleaning up the
Little Conemaugh Watershed





MESSAGE FROM THE CHAIRMAN OF THE BOARD

Dear Partners and Community Members,

As we reflect on 2024, I am proud to share the strides the Johnstown Redevelopment Authority has made toward revitalizing our community. This year has been marked by transformative projects, strategic partnerships, and a steadfast commitment to improving the quality of life for our residents. Together, we have rehabilitated properties, enhanced infrastructure, and fostered economic growth. None of this would have been possible without the collaboration and support of our dedicated partners and community members.

As we move forward, we remain committed to innovation, sustainability, and building a vibrant future for Johnstown. Thank you for your continued support in making our shared vision a reality.

Sincerely,

Mark Pasquerilla
Chairman, Board of Directors



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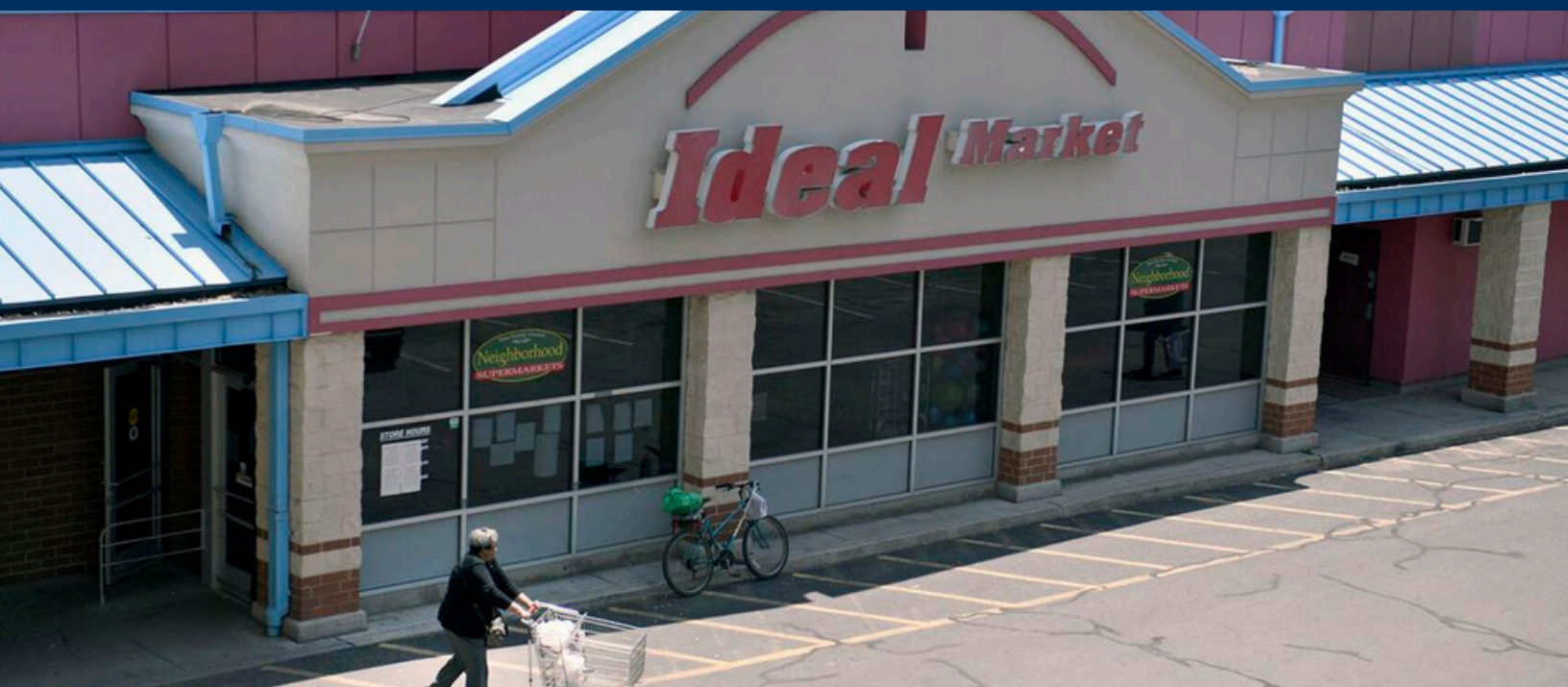
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REHABILITATION ACTIVITY

- Through a generous \$500,000 grant from the 1889 Foundation, 51 properties were rehabilitated this year in partnership with Hosanna Industries and local residents. This initiative brought much-needed improvements to homes and strengthened community ties.
- An additional \$1.7 million was allocated to residential homes in Cambria County as part of the Whole-Home Repairs Program. This funding, made possible through collaboration with the Cambria County Redevelopment Authority and DCED, has provided significant support for improving housing conditions across the region.
- \$472,000 in Brownfield funding was awarded through EPA. The funds were/are being utilized for environmental clean-up work assisting economic development projects. The Authority was represented at the March 2024 PA Brownfields Summit held in State College.





PROPERTY ACQUISITION AND REUSE

- The Atrium Manor property was strategically purchased by JRA and subsequently sold to Croyle-Neilsen, bringing 75 jobs to Main Street and revitalizing the area's economic landscape.
- The former Ideal Market at 339 Walnut Street was sold to Famous Inc., an Ohio-based company established in 1913 with 32 branch locations. Famous specializes in HVAC, plumbing, industrial, and building products, along with contractor training. This redevelopment will create new jobs and significant rehabilitation improvements, slated for 2025.
- Following the departure of Pipelines from 116 Iron Street, JRA entered a new lease agreement with Liberty Wire of Johnstown. Liberty has already installed radiant heating and is operating under a negotiable one-year lease, with plans for future long-term agreements. JRA continues to prioritize collaborations with local manufacturers to support expansion and job creation.
- Land Bank activity: 25 properties acquired, 24 transferred to new owners.





INFRASTRUCTURE ENHANCEMENTS

- H2O and Small Sewer and Water Grant: \$1.1 million in DCED grants is funding critical upgrades at the Wastewater Treatment Plant, including grit removal, gravity thickener, disinfection, plant safety, and security enhancements. New motorized valves, chemical feed pumps, and process control sensors are being integrated to optimize the SCADA system.
- JRA Interceptor Line: In 2024, the Vine Street Siphon was cleaned, repaired, and inspected via CCTV. Similar maintenance is planned for the Point Stadium Siphon in 2025. Discussions are underway to raise manholes along Broad Street for better access and ongoing maintenance.
- Cambria Rowe Project: JRA secured a \$200,000 DCED grant for asbestos abatement and window replacement, laying the groundwork for additional EDA and RACP funding. With design and engineering complete, redevelopment is moving forward.
- Dornick Point Sewage Treatment Plant: LED lighting upgrades improved visibility and energy efficiency. SCADA infrastructure was enhanced with new conduit and communication wiring. The rehabilitation of the Grit Collection System is set to begin under Contract 2024 WWTP-06, with further upgrades planned for 2025.
- Future Plans: Maintenance at the Point Stadium Siphon and additional interceptor improvements are scheduled, ensuring continued infrastructure reliability.
- Access Road: Transystems completed the final design. The DEP permit was approved in for phase 1. Programmatic agreements with the ShPO and PennDot for the ARC grant.



BLIGHT ELIMINATION

- Through a \$233,000 grant from the Community Foundation for the Alleghenies, JRA funded the painting of three commercial buildings, the demolition of a vacant structure, and major improvements along Franklin Street. These efforts included extensive vegetation cleanup, landscaping, and the addition of ornamental plantings to enhance the corridor.
- The demolition of the vacant and deteriorating structure at 224 Main Street, formerly Roberts Pub, has been successfully completed. Plans are in place for adjacent property owners to repurpose the site, contributing to the area's ongoing revitalization.
- Horner Street Improvements: Through a collaborative effort with the City of Johnstown and the Cambria County Redevelopment Authority, JRA secured \$404,000 in funding from the Community Foundation for the Alleghenies to revitalize the former Sheesley Concrete site. This project focuses on environmental cleanup and the demolition of long-abandoned, deteriorating structures. The ultimate goal is to transform the area into a modern fire training facility and infrastructure hub, enhancing emergency response capabilities while promoting strategic land reuse.
- DCED Commercial Blight Elimination: As part of an ongoing effort to remove blight and revitalize commercial spaces, one commercial structure has already been demolished. Additionally, two more structures are currently out for bid. These demolitions will open up opportunities for redevelopment and investment in key areas of the city.



PARTNERSHIPS & COLLABORATION

- Cambria County Funding - Sewer Lateral Compliance: In 2024, 13 properties were successfully brought into compliance through the Cambria County Sewer Lateral Compliance Program. This initiative, made possible through strategic funding and partnerships, ensures that local properties meet critical infrastructure requirements while supporting broader community redevelopment efforts.
- Clara Barton House Restoration: The JRA has invested \$160,000 into the restoration and preservation of the historic Clara Barton House & Gardens. This funding, provided through the Pennsylvania Historic & Museum Commission and matching dollars, is dedicated to preserving the site's legacy and enhancing its community value. A new application for additional funding will be submitted in Spring 2025 to continue this important restoration effort.
- DCED Commercial Blight Elimination: As part of an ongoing effort to remove blight and revitalize commercial spaces, one commercial structure has already been demolished. Additionally, two more structures are currently out for bid, with contracts expected to be awarded at the February 2025 Board meeting. These demolitions will open up opportunities for redevelopment and investment in key areas of the city.
- 51 properties were rehabilitated throughout the year with a \$500,000 grant received from the 1889 Foundation. The partnership is with Hosanna Industries and our city residents.
- 1.7 million dollars was allocated to residential homes in Cambria County in partnership with the Cambria County Redevelopment Authority and DCED. Whole-Home Repairs Program.



PARTNERSHIPS & COLLABORATION

Center for Metal Arts

- 6.1 million dollars was awarded to CMA for infrastructure and creation of the Center for Metal Arts Campus. The authority partnered with CMA and Pittsburgh Gateways to drive economic development and pay a tribute to our Johnstown heritage while preserving the structures that were once the Electric Shop, Carpenter Shop, and Blacksmith Shop owned by Bethlehem Steel.

Victim Services Relocation

- JRA assisted Victim Services in relocating to the Central Business District, bringing 45 jobs to downtown Johnstown.
- CFA funding was provided for facade and architectural assistance.

New Downtown Grocery Store

- Worked with many local grocers and developers to attract opportunities for a grocery store in the Central Business District. There is a signed LOI for the property located at 507 Main Street, along with funding opportunities for a grocery heating and cooling system. The authority is currently waiting for an executed lease agreement between the owner and tenant of the property.

NPP program with Vision

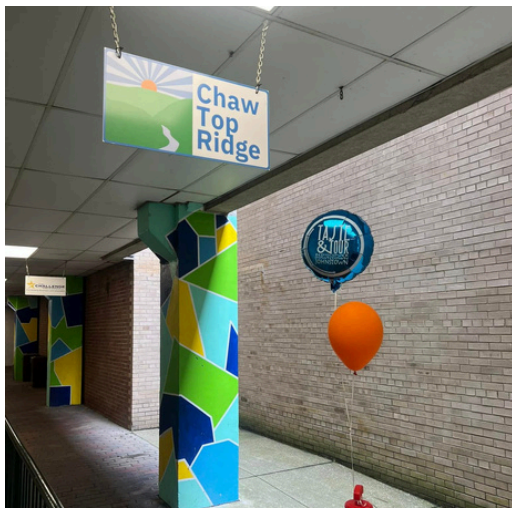
- Partnering with Vision Together 2025 for Façade grants and Whole-Home Repairs funds. \$100,000 to be spent by June 2025. Three businesses have already gone through the Façade Program and one homeowner has participated in the Whole-Home Repairs Program.



416 MAIN STREET - NEW TENANTS

The Authority welcomed two new tenants to 416 Main Street:

- Chaw Top Ridge, a soup and sandwich lunch spot
- Creative Corner & Co. which provides crafting classes along with selling homemade candles and other crafts.





CONFERENCE PARTICIPATION

JRA was represented at

- Three Rivers Wet Weather Conference
- PMAA
- Pennsylvania Housing Alliance where staff presented a presentation on JRA successful sewer lateral loan program and blight elimination.





SEWER LATERAL LOAN PROGRAM

JRA continues to support residents in Johnstown and neighboring communities in meeting mandated sewer pressure testing requirements. Assistance is provided through the loan program and funding from the Cambria County Redevelopment Authority (CCRA).

- Sewer Lateral Compliance Program: In 2024, 63 properties achieved compliance, ensuring adherence to regulatory standards.
- Loan Repayment Success: Throughout the year, 60 homeowners successfully paid off their sewer lateral loan mortgages, reducing financial burdens on residents.
- Cambria County Sewer Lateral Compliance: An additional 13 properties were brought into compliance through dedicated Cambria County funding, reinforcing JRA's commitment to infrastructure improvements and public health.

BOARD OF DIRECTORS



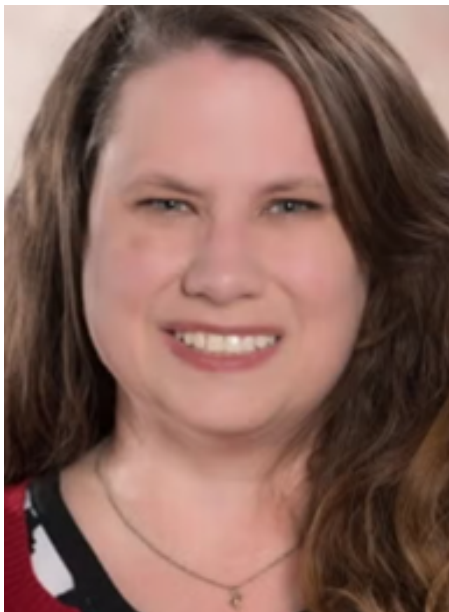
Mark Pasquerilla
Chairman



Richard Truscello
Vice Chairman



Bruce Haselrig
Secretary



Sherri Rae
Treasurer



Laura Huchel
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SPECIAL THANKS

Thanks to these local partners on their support of projects to improve key aspects of Johnstown.



COMMUNITY FOUNDATION
FOR THE ALLEGHENIES