

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, April 15, 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, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (5).

Calvin J. Webb, Esquire, Solicitor; Cheryl Labosky, Finance Director; Jill Cashdollar, City of Johnstown Main Street Manager; Michael Grandinetti, Maintenance and Operations Manager; Tom Kakabar, EADS Group; and Toby Fauver, Consultant; Ashley Hamilton, Recording Secretary, were present.

Mr. Truscello made a motion to approve the March 18, 2024 Regular Meeting Minutes. 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).

Mr. Pasquerilla noted for the record the Authority held an Executive Session on personnel and real estate on Thursday, April 10, 2025.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, via telephone, noted the recent Executive Session. He requested an update on the Cambria Rowe building or on the personnel search for a new executive director.

Mr. Pasquerilla responded that the Cambria Rowe building is still a work in progress. The search for a new executive directors has gone well, and interviews will soon be conducted of candidates.

REPORTS

MANAGEMENT REPORT

Toby Fauver, Consultant, via telephone, reported on the Urban Industrial Park and the road infrastructure of Johnstown. The road project was out for bid. Bids are due Friday, April 18, 2025. Mr. Fauver discussed two issues that arose during the site visit related to fill material and a time restriction on tree cutting

under the NPDES permit from DEP. The contractor suggested just getting the trees cut down. Prices to cut down the trees have been solicited.

Mr. Pasquerilla requested a break down of Phase I and Phase II on the project. Mr. Fauver stated Phase I of the project is the construction of the road up to the top of the hill, which is funded by a PennDOT multimodal grant. He explained the delay from the time of design due to obtaining an NPDES permit from DEP.

Phase II is under an Appalachian Regional Commission grant, federal funds. He noted conducting a historic analysis to draft a development agreement. PennDOT has been negotiating a scope and price with TRANS Systems for the design. Phase II would include a driveway to the backside for future development.

Mr. Fauver discussed obtaining the funding for the utilities. He requested a meeting with JRA to discuss funding sources. Mr. Fauver could not provide an answer as to why the LSA grants were not funded.

Mr. Pasquerilla noted significant interest on the property.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, noted an article in the Tribune-Democrat regarding the Center for Metal Arts and restoring the 2,000 pound hammer. It is \$100,000 project, and efforts to raise a match of \$50,000 continue.

Ms. Labosky discussed the Hornerstown blight elimination project, the Sheesley site. Once the project is completed, the restoration and repurposing of the property will include the installation of a waterline and rehabilitation for recreational use.

DCED commercial blight elimination grant is in its final stages. Ms. Labosky noted a Resolution on the agenda for approval for the demolition of 234 Pine Street. The first round of funding for the façade and whole home repairs program, partnering with Vision 2025, has been depleted. The next round will open July 1, 2025.

Site visits continue to move forward with Hosanna. Ms. Labosky noted a Resolution on the agenda for approval of the purchase of three additional parcels through the land bank. The Authority awaits a response from Senator Langerholc's office regarding a \$50,000 grant for the Main Street Market project. The store owner is actively seeking sources of funding to move

forward with purchasing equipment.

The Authority awaits a response for a T-Mobile grant for the Roberts Pub parklet. Ms. Labosky noted applying for additional funding through the Pennsylvania Recreation and Park Society for the Roberts Pub parklet.

Ms. Labosky noted Resolutions on the agenda for approval regarding the connector road project. Bids for the asbestos removal of the Cambria Rowe building were received and being reviewed. Meetings were held regarding sludge hauling. Water leveling monitors have been ordered to be installed by EADS. A letter was sent requesting a two-year extension on the Consent Order and Agreement (COA).

The RFP for the sewer rate study is due by May 8, 2025. Ms. Labosky noted Resolutions for Sodium Hypochlorite, Synagro, and to advertise for RFPS for the interceptor on the agenda for the Board's approval. Meetings were held to discuss the fine level diffuser at the plant. An extension on the multimodal grant through PennDOT was granted through October 25, 2026.

Mr. Pasquerilla discussed additional opportunities for grants for the Main Street Market project.

Ms. Labosky reviewed the list of grant funds for disbursement, such as the Main Street Market, Iron Street Trail, and the Clara Barton House projects. Open houses continue for the sewer lateral program.

February Financials, cash disbursements were as follows: Cambria Iron Works, \$4,247.83; Grant Partnership Fund, \$50,605.52; Center Town Mall, \$271.14; Revolving Account, \$169,398.84; Johnstown Regional Sewage, \$770,207.39; Total disbursements, \$994,730.72.

SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, noted still awaiting a final inspection from PennDOT on Fairfield Avenue. An RFP is ready for the operation, maintenance, and repairs on the interceptor. He discussed the two-year extension on the COA. The water level monitors were installed. The electrical controls of the grit removal unit in the SCADA system are being intersected.

An executive summary on the PureOx aeration study will be presented at the next meeting. The Chapter 94 waste load management report was submitted by its due date. The report is being distributed to the member municipalities for their records.

Mr. Truscello suggested collaborating Task Order 43 with the rate study updates. Mr. Kakabar discussed monitoring the investment compared to the current and projected oxygen consumption over the term of return of the investment period.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, discussed continued activity at the sewage plant with upgrades. Nothing new to report on the SCADA system, but Inframark will keep the Authority updated.

Mr. Grandinetti reported on the well-attended meeting on the Iron Street connector road. JRA and the City of Johnstown have entered into an agreement for the relocation of large debris piles. He noted Resolutions on the agenda for approval on this matter. A meeting was held with PennDOT regarding the replacement of the Iron Street Bridge. Meetings continue to improve the overall operation at the sewage plant in conjunction with the H2O grant.

Mr. Grandinetti discussed the Resolution related to an RFP on the interceptor maintenance, operation and repairs. He outlined the type of contractor needed for the project.

Mr. Grandinetti discussed the Resolution for an RFP to redesign the existing JRA website. He encouraged input from the Board members.

The manhole rehab will commence by the end of April 2025 on Broad Street.

Mr. Truscello questioned the costs for the Iron Street Bridge project. Mr. Grandinetti confirmed the project will be expensive and noted applying for TIP funding through the County.

SOLICITOR'S REPORT – 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 OBLICATIONS 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 AUTHORIZING THE WRITE-OFF OF DELINQUENT ACCOUNTS, WHICH ARE OLDER THAN 18 MONTHS.

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

Yeas: Ms. Huchel, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (4).
Nays: None (0).
Abstains: Mr. Haselrig.

- C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF A TWO (2) YEAR CONTRACT EXTENSION FOR FINANCIAL ADVISORY SERVICES FORM THE FRIM OF WESSEL & COMPANY FOR THE YEARS 2025 AND 2026.

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).

- D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARED OF CONTRACT NO. 2025-WWTP-2 TO UNIVAR SOLUTIONS OF MORRISVILLE, PA FOR THE BULK PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE FOR THE DONICK POINT WASTEWATER TREATMENT PLANT.

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).

- E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION OF ONE (1) YEAR CONTRACT EXTENSION WITH SYNAGRO, INC., ORIGINAL CONTRACT PASSED BY RESOLUTION NO. 4758, DATED JULY 19, 2022, FOR THE MANAGEMENT, SITE PERMITTING AND RECORD KEEPING OF CLASS "B" BIO-SOLIDS GENERATED BY THE DORNICK POINT WASTEWATER TREATMENT PLANT AT A COST OF \$17.63 PER WET TON.

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 ADVERTISEMENT FOR REQUESTS FOR PROPOSALS FOR INTERCEPTOR MAINTENANCE, OPERATION AND REPAIRS.

Mr. Truscello 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).

- G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF JRA FY 2024-4 DEMOLITION CONTRACT TO LOCHER DEMOLITION & EXCAVATING, LLC OF JOHNSTOWN, PA IN THE AMOUNT OF \$23,600.00 FOR DEMOLITION OF ONE (1) COMMERCIAL PROPERTY, LOCATED AT 234 PINE STREET.

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 OF THE OFFICE ADMINISTRATOR TO PURCHASE THREE (3) ADDITIONAL PROPERTIES FOR THE LAND BANK AT THE PRIVATE TAX SALE TO BE HELD BY THE CAMBRIA COUNTY TAX CLAIM BUREAU JUNE 16, 2025, THEN ADVERTISE THESE PARCELS FOR SALE.

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

Mr. Truscello requested that resolutions related to properties include the neighborhood or street location in the resolution.

The motion 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 PURCHASE OF FIVE (5) PARCELS, LOCATED ALONG SOMERSET STREE, FROM THE CAMBRIA COUNTY CONSERVATION AND RECREATION AUTHORITY, TAX MAP NOS. LISTED BELOW, 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. SUBJECT TO REVIEW AND APPROVAL OF THE SOLICITOR. THE AUTHORITY TO PAY TRANSFER AND RECORDING FEES.

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).

- J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING DEBRIS REMOVAL FOR THE JOHNSTOWN URBAN INDUSTRIAL PARK CONNECTOR ROAD.

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).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING TREE CUTTING FOR THE JOHNSTOWN URBAN INDUSTRIAL PARK CONNECTOR ROAD.

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).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ADVERTISEMENT OF A REQUEST FOR PROPOSALS FOR A REDESIGN OF THE EXISTING JRA WEBSITE.

Mr. Haselrig 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Jill Cashdollar, City of Johnstown Main Street Manager, Vision Together 2025, outlined her role as an assistant to the grocery store and other projects. She discussed five sources of funding for the grocery store project, such as the Community Foundation, Senator Langerholc's office, the City of Johnstown, JARI, and Vision Together 2025.

Ms. Cashdollar did not have a date yet for the opening of the grocery store.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola commented on not having to file a Right to Know request. Ms. Komar provided him with items off the agenda. He requested the agenda item

on the land bank and on the other properties. He questioned who the Right to Know office will be and who is in charge since there is no executive director.

Mr. DeBartola expressed a concern with a nonprofit, referring to Ms. Cashdollar, telling a government what to do. The Authority is the government and should be in charge.

Mr. Pasquerilla noted his appreciation for the assistance from the Main Street Manager.

Calvin J. Webb, Esquire, Solicitor, stated Michelle Cheche is the Authority's Right to Know officer until the appointment of an executive officer.

Mr. Bartola requested to be forwarded agenda documents as previously done.


ADJOURNMENT

Ms. Rae made a motion to adjourn to Executive Session. The motion was seconded by Mr. Huchel 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.

The Board enter into Executive Session following adjournment.


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


BRUCE HASELRIG,
SECRETARY