

JOHNSTOWN REDEVELOPMENT AUTHORITY
WORKSHOP MINUTES
Tuesday, August 19, 2025

The Johnstown Redevelopment Authority met for a workshop. Mark Pasquerilla, Chairman, called the workshop to order at 11:01 a.m.

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

Mr. Pasquerilla, Ms. Rae, Mr. Truscello (3).
Mr. Haselrig arrived after roll call. Ms. Huchel was absent.

Calvin J. Webb, Esquire, Solicitor; Mark Critz, Executive Director, Cheryl Labosky, Finance Director and Deputy Executive Director; Michael Grandinetti, Maintenance and Operations Manager; Tom Kakabar, EADS Group; Toby Fauver, Consultant; and Luis Hernandez, Recording Secretary, were present.

JOHNSTOWN URBAN INDUSTRIAL PARK UTILITIES AND ROAD PROJECT

Toby Fauver, Consultant, stated phase one of the road started construction, and phase two was moving in design. He noted the workshop was to discuss development at the site and considerations of long-term maintenance of the site. Some suggestions he made were to consider what development goals are; if the goal was to create new jobs in the area and if so, how many jobs; consideration of relocating jobs from other sites in the region; and the type of development to be targeted.

He added another item to discuss was ownership of the road and if it would make sense to convert the ownership over to the city. JRA has ownership of the road, which would be maintained by the city with a fee from JRA being paid to the city to maintain the road. He noted the road will need infrastructure work completed in the future.

Mr. Pasquerilla asked if there might be interest from PennDOT taking ownership of the road. Mr. Fauver responded, in his experience, PennDOT would not be interested especially since the road does not connect to a state road.

Mr. Critz inquired if the city would get liquid fuels money in the same amount as the maintenance fee JRA would be paying the city. Mr. Fauver replied any liquid fuels money would likely only generate a small amount, not near enough to maintain the road. Mr. Fauver did not know what the maintenance costs would be. He added JRA is not in the business of maintaining and owning roads like the city and PennDOT. He noted it would make sense to develop an action plan to discuss with the city.

Mr. Fauver explained one of the biggest infrastructure issues with the park will be long-term maintenance of the stormwater systems. He noted JRA will own the stormwater systems, road, and the infrastructure that goes with the road. Utilities will be owned by the utility companies and will not be the responsibility of JRA. Short-term maintenance would be items like snow and ice removal. Long-term issues would be when potholes form and when the road ultimately needs milled and repaved. He noted multimodal grants are generally not given to repair roads. He added it becomes important to consider if the development can help subsidize the road system long-term.

Mr. Critz acknowledged the importance of considering long-term liabilities and working with the city. He questioned the next steps in the construction process since phase one has started.

Mr. Fauver mentioned applying for a SITES grant to potentially help with getting core utilities up to the site. He is working with an associate to gather data for a market study to apply for the grant program. His goal is to get the application in before the end of 2025. As for construction, he referred the Board to a map of the worksite. He explained how the phase one construction would move into phase two construction and indicated where the phases would start and stop based on the funding allocated.

Mr. Critz asked the Board to consider what they would like to see developed at the site. Possible considerations include proposals from heavy industrial companies, a large animal vet, a logging company for drying wood, and a steel company.

Mr. Fauver explained, for the Board to determine what businesses to bring in, it would need to consider the types of new jobs, just getting development on the site, or maybe helping businesses in the area to relocate.

Mr. Pasquerilla stated the Board and JRA should be aware of anyone who expresses a potential interest, regardless of the type of business. He noted, once the road is built, there will be political pressure from the public to see development happening. He added, at the moment, the Board is dealing hypotheticals until phase two actually starts.

Mr. Fauver suggested the Board consider working with Team Pennsylvania and DCED to actively market the site to attract international and national interest.

Mr. Truscello expressed interest in creating new jobs but also keeping the development as an industrial park. He noted concern at the potential of non-industrial idea, such as a large animal veterinary center. He also noted

concern with heavy truck traffic getting to the park from the highway systems in the area. He would also like to see as a long-term goal, businesses that contribute to the tax base of the City of Johnstown.

Mr. Pasquerilla noted JRA is at the start of considering developers. He reiterated his opinion that the Board should not immediately turn away potential developers and should consider every possibility.

Mr. Grandinetti questioned whether to consider subdividing the land parcels or to wait for the market study. Mr. Critz reviewed how the site is currently divided. Mr. Fauver suggested leaving the parcels as large as possible but keep in mind other possibilities for division. Mr. Fauver also noted the Board should be considering long-term stability when choosing businesses for the area and consider if the business is just looking at a tax break in the short term.

Mr. Critz asked about historic structures on the site. Mr. Fauver confirmed there are a couple of historic structures to keep aware of as parcels are planned. He also confirmed the State Historic Preservation Office would need to sign off on development plans at the site.

Mr. Truscello noted the back acreage might be a good site for a nuisance business, which needs space without neighbors around.

Mr. Critz noted the site has M3 zoning. Mr. Fauver confirmed M3 zoning is wide open for industries. Mr. Critz added M3 zoning would be an important note when marketing the site and appealing to a wider audience will allow JRA to have a better idea of the site's worth. Mr. Fauver noted the market study will also help with determining what price to put on parcels.

Ms. Rae noted her opinion is to not discount the veterinary or steel company immediately until they see what interest there is in the site.

Mr. Pasquerilla noted historically, most international companies have come to the area by way of the state. Mr. Fauver suggested taking the action of meeting with DCED to get the site on their network. Mr. Pasquerilla added JARI might also be a gateway to the state.

Mr. Truscello suggested there might also be defense industries who may be interested in the area who are unable to fit in the restrictive zoning in Richland Township.

Mr. Critz continues to consider the veterinary option for one of the parcels given his knowledge coming from the Department of Agriculture and knowing the shortage of large animal vets nationwide. He added there is potential for new jobs, and JRA could be part of the solution to a problem. The Board discussed the pros and cons of a vet center.

Mr. Fauver circled back to potential key action items. He stated one action item would be meeting with DCED and JARI and determining marketing materials for the site. He also noted pursuing a SITES grant for the project.

Mr. Pasquerilla shared the idea of having an event at the end of phase one to help push the market for the site.

Mr. Fauver reminded the Board it will need to consider the road maintenance funds when considering what developers to choose. It was noted the Board may want to consider creating a construction fund specifically for maintaining the road.

ADJOURNMENT

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

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

There being no further business, the meeting was adjourned at 11:48 a.m.



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RICHARD TRUSCELLO,
VICE CHAIRMAN