

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
Tuesday, March 17, 2026

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, Mr. Truscello, Ms. Rae (5).

C. J. Webb, Esquire, Solicitor; Mark Critz, Executive Director; Cheryl Labosky, Finance Director and Deputy Executive Director; Tom Kakabar, EADS Group; and Kim Faidley, Recording Secretary, were present.

C.J. Webb, Esquire, Solicitor, stated a brief Executive Session was held immediately prior to the meeting for the purpose of receiving legal advice related to a pending appeal before the Office of Open Records applicable to a right-to-know records request filed by Representative Frank Burns. No official action was taken, and no decisions were made on any of the items discussed.

He also noted the Agenda was updated to remove contracts that had not yet been returned signed from various parties. He anticipated the contracts would be added to the next meeting's Agenda.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, stated he had planned on asking about the contracts on the Agenda and if the leases were paying taxes. He commented on Resolution H, expressing confusion on the hiring of an outside law firm to advise on specific right-to-know requests. He noted the Resolution related to requests for personal devices and accounts of current or former JRA directors and officers. He questioned if the requests were related to the Cambria Rowe building and Representative Frank Burns requests. Mr. DeBartola requested specific information including how much money was being spent, if there was a cap, and what the terms of the contract would be. He noted he felt taxpayer dollars were being used to keep secrets.

MINUTES

Ms. Rae made a motion to approve the February 17, 2026 Regular Meeting Minutes. 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).

## REPORTS

### MANAGEMENT REPORT

Mark Critz, Executive Director, provided updates on ongoing programs including Main Street Matters, Thriving Communities Grant, and Market on Main Street. JRA still awaited the City's analysis of a joint program related to the Land Bank. A property on Highland Avenue was razed as part of blight removal efforts. In addition, JRA was able to purchase the dilapidated apartment building at the corner of Bridge Street, Central Avenue and Bond Street in Moxham. There are plans to demolish the property after the deed is received, and an asbestos assessment is completed.

Regarding the Horner Street Blight Elimination Project, the underground storage tank was eliminated at the Sheesley property. JRA received an Industrial Site Reuse Program grant to continue work at the Moxham bus barns. Paving will begin in the spring at the Johnstown Urban Industrial Park. Bid documents were being developed for the Johnstown Pocket Park.

Mr. Critz noted two resolutions related to chemicals to be used at Dornick Point. He recommended moving from yearly contracts to two-year contracts with a third-year option. Regarding Resolution E for the change order for Liberoni, he noted most of the change was due to the delay related to the mitigation agreement. In addition, JRA had requested additional work including strengthening the road going into the park as well as the haul road. He commented Resolution F would authorize the recommended siphon work to prevent major issues and long-term costs going forward. The resolution for electrical work is related to continued work at the plant to ensure the plant is upgraded and in the best working order possible. He noted an urgent resolution to repair a flood pump before the pump is lost at a critical time.

Mr. Critz noted the last page of his report was a proposition on sewage rates for the next four to five years. He noted JRA needs to be in a strong financial position for not just capital improvements but also replacement of aging equipment. He stated the annual Chapter 94 report is due March 31, 2026, and is being worked on. He added he is working with Mr. Kakabar to set up quarterly meetings with all contributors to the wastewater treatment system to have open dialogue and make sure everyone is working together for the betterment of the system and community.

Mr. Critz reported the Inframark report identified high priority repairs as well as showed the installation date of equipment in the wastewater plant. Many items date back to 1990, 1996, and 2000. He highlighted the older items in an effort to show the need for adjusting the sewer rates. He commended the Board for making strategically smart and important decisions over the last several years in making improvements to the interceptor system and wastewater plant. He recommended continuing the improvements to avoid any catastrophic failures in the future. He suggested replacing aging equipment with new technology such as the pure oxygen bubble diffuser. He will be working on a grant to do permitting and engineering work before any bids go out for installation.

Mr. Critz concluded his report by commending the JRA Board members. He noted they serve the community as volunteers and thanked them for their service.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director and Deputy Executive Director, reported a grant application was submitted to PHMC for the Clara Barton House and Gardens project. Additionally, a grant was submitted to AARP for the Pocket Park, and a second grant application was being planned with either DCNR or DCED. She also noted recent activity related to the LSA grant and the West End Ambulance Project with the initial grant acceptance documents executed.

Regarding Resolution B, she noted writing-off delinquent accounts older than 18 months was done annually. The accounts are inactive or suspended and are still deemed as collectible.

Preparations have started for the 2025 audit scheduled to begin in May. She added the annual report was being printed, and she would soon have it.

For February 2026 cash disbursements, Ms. Labosky reported the following payments: \$5,464.30 to Cambria Ironworks; \$28,324.14 to the Grant Partnership Fund; \$45 to Center Town Mall; \$91,383.41 to the revolving account; and \$850,150.44 to Johnstown Regional Sewage, for total monthly disbursements of \$975,367.29.

#### SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, reported on interceptor maintenance activities. Utility Services Group (USG) had come back with printed copies of their reports. It was recommended the siphon at Point Stadium and Broad Street be cleaned.

He noted a resolution on the Agenda related to the cost and proposal for executing the work under the contract that the Authority has with USG for associated maintenance work.

Regarding consent order activities, Mr. Kakabar stated monthly water level monitoring graphs were presented. With respect to the contract with the instrumentation provider, he noted the contract would expire at the end of March. He noted approximately 12 months of data had been collected, and at no point had the water level reached a point of needing to go out any of the SSOs. He added a decision would be needed as to whether JRA wanted to curtail monitoring activity, remove the meters, and ultimately seal the SSOs or to continue month-to-month monitoring and collect additional data. He explained there was no way to predict conditions would not change in the future but reiterated there had been no activity at four of the siphons over the past 12 months.

Mr. Truscello commented the Central Avenue SSO seemed to be less affected by weather events mentioned by Mr. Kakabar. He assumed it was due to Central Avenue being further upstream. He added if monitoring were to be curtailed, Central Avenue would be less susceptible to variations from precipitation events. Mr. Kakabar agreed with Mr. Truscello's comments.

Mr. Critz noted Mr. Kakabar indicated, based on 12 months of data, four siphons could be authorized to be sealed. He asked why Mr. Kakabar would like to have Laurel stay open.

Mr. Kakabar stated the Laurel Run siphon has activity associated with plant operations. He added the four siphons were upstream of Laurel Run. He stated, based on precipitation events witnessed over the past 12 months, the siphons were not needed.

Mr. Critz noted JRA was mandated under the consent order to close and asked what would happen if it chose not to close the siphons.

Mr. Kakabar responded JRA could take on the process to have the siphons be permanent. He noted the process would be fairly expensive with NPDES permits required and perpetual monitoring. He stated a decision on monitoring could be made at the next meeting. Discussion ensued regarding if action was needed during the March meeting and who would be authorized to take action. Mr. Webb recommended waiting until April to decide, allowing for the opportunity to collect information and be comfortable with any recommendations made.

Mr. Kakabar reported Progress Report #34 was submitted. He noted a few outstanding municipalities for the annual Chapter 94 report and indicated they would be pursued to have the report submitted on time.

Regarding Dornick Point activities, Mr. Kakabar noted the RAS and WAS project was wrapping into electrical improvements to improve the motor control centers on the flood and utility pumps. Two of the three pumps would be wrapped into the traditional design, build, and bid schedule. One pump was being pushed to an urgent schedule. If approved, the pump would be repaired in the next four to six weeks.

Mr. Kakabar noted the NPDES Renewal was on his report as a new Headworks Analysis and would be done in 2027. He also noted a meeting with PaDEP was scheduled for April 1, 2026, for technical assistance related to the fine bubble aeration system.

When asked, Mr. Kakabar stated USG would be televising the interceptor section that goes under the Little Conemaugh River during their second return visit under their existing contract.

Mr. Critz explained the Army Corps had a project in the river during, which their contractor traversed the interceptor pipe. Because the pipe is only a foot below the surface, JRA was concerned it may have been damaged. The Army Corps did not agree to pay for the pipe to be televised, so JRA is going to ensure there was no damage or determine if a resolution is needed for damage. The cost is coming off of USG's contracted price with the Authority.

SOLICITOR'S REPORT – No Report.

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Rae 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.

The motion 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. 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 AND BIDDING OF CONTRACT NO. 2026-WWTP-4 FOR THE BULK PURCHASE OF SODIUM BISULFITE 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 AND BIDDING OF CONTRACT NO. 2026-WWTP-5 FOR THE BULK PURCHASE OF SODIUM HYPOCHLORITE FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXECUTION CHANGE

ORDER NO.1 TO THE CONTRACT FOR CONSTRUCTION OF THE  
JOHNSTOWN URBAN INDUSTRIAL PARK CONNECTOR ROAD TO A.  
LIBERONI, INC. IN THE AMOUNT OF \$350,000.

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

Mr. Critz stated the \$350,000 was part of the grant and was not new money.

The motion 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 CONTRACT  
NO. 2026-CCTV-01, POINT STADIUM/BROAD STREET SIPHON  
MAINTENANCE AND CLEANING TO UTILITY SERVICES GROUP  
(USG) OF CAMP HILL, PA.

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).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE  
CITY OF JOHNSTOWN AUTHORIZING THE BIDDING OF CONTRACT  
NO. 2026-WWTP-03, ELECTRICAL/MECHANICAL FACILITIES  
IMPROVEMENT PROJECT 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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE  
CITY OF JOHNSTOWN AUTHORIZING THE HIRING OF THE LAW  
FIRM SAUL EWING, LLP TO SERVE AS SPECIAL COUNSEL  
RELATED TO RIGHT-TO-KNOW LAW RECORDS REQUESTS  
CONCERNING PERSONAL DEVICES/ACCOUNTS OF CURRENT OR  
FORMER JRA DIRECTORS AND OFFICERS.

Mr. Webb explained JRA receives right-to-know (RTK) requests that may require the review of personal devices at any given time. To evaluate if the electronic communications are public records within RTK law, the law requires consideration of two factors. The first factor is if the information is documenting a transaction or activity of the agency. The second factor is if the information was created, received, or retained pursuant to law or in connection with a transaction, business or activity of the agency. He noted the controlling factor is not the device or source of the message. The controlling factor is the character of the message. This requires that the right to access public records and the right of privacy of the individual must be balanced and considered to ensure production of all public records but only public records.

Mr. Webb stated, as the public representation of JRA, independent counsel is ethically appropriate to review personal devices and accounts. He stated the solicitor for the public agency cannot review private emails, determining that they are in fact private and not part of the public sector. He added outside or special counsel was needed to provide a protection for both the individuals and the public. He also noted he did not have a written statement.

Mr. Webb shared case law from a 2025 Pine Crest case that dealt with social media. The case clarified with electronic communications, what was questioned 20 years ago was where the communication came from. Now the question is not the source but what was the purpose of the message. He noted the process would be time-consuming but necessary.

Ms. Rae asked if there was a specific reason for the recommendation of Saul Ewing.

Mr. Webb noted the firm has expertise in providing the particular service as well as the technology needed.

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

Yeas: Mr. Haselrig, Ms. Huchel, Ms. Rae, Mr. Truscello (4).

Nays: None (0).

Abstain: Mr. Pasquerilla (1)

It was noted Mr. Pasquerilla abstained based on the fact that his records would be under review. To avoid any appearance of a conflict, it was recommended that he abstain from the vote.

- I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE PURCHASE OF CONVEYOR BELTS FROM INTERNATIONAL CONVEYOR & RUBBER IN THE AMOUNT OF \$7,744.52 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).

- J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EMERGENCY ELECTRICAL REMEDIATION OF ONE (1) PLANT EFFLUENT PUMP. WORK TO BE PERFORMED BY HALLSTROM-CLARK ELECTRIC, INC., NOT TO EXCEED \$30,900.00.

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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

John DeBartola, 1197 Bedford Street, stated he did not hear a response on how much money was being spent on the outside legal firm. He questioned why Mr. Pasquerilla had abstained from voting on the resolution and assumed he was part of the RTK request. He stated this was the second time in 24 hours he had seen a legal matter involving Mr. Pasquerilla's personal devices. He added based on what he had seen, he thought Mr. Pasquerilla should surrender his devices.

Mr. DeBartola asked why the Cambria Rowe building was not being openly addressed. He had been asking for information for several months. He commented rumors indicate the \$1.9 million was being filtered to someone else.

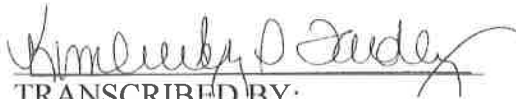
Mr. DeBartola returned comments on emails and mentioned the emails in question were from Mr. Pasquerilla and Melissa Komar. He noted, at some point, the Board would be held accountable for their actions. He asked for full transparency and stated he intended to RTK all documents.

ADJOURNMENT

Ms. Rae made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 1:00 p.m.

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

  
BRUCE HASELRIG,  
SECRETARY