JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, June 16, 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; Joel Valentine, Wessel & Co.; and Luis Hernandez, Recording Secretary, were present.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

None.

MINUTES

Ms. Rae made a motion to approve the May 19, 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

Joel Valentine, Wessel & Co. provided a review of the May 2026 Financials. He reported the total cash receipts were ahead of budget, and the budgeting process at JRA was doing well. Regarding total cash disbursements and expenditures, he noted JRA was over budget, primarily due to the timing of fronting money to Cambria Ironworks. He added the money could be expected to be brought back in once the grant funding is in place. Regarding treatment fees, he noted JRA was doing well at about $193,000 over budget. Dumping fees were under budget; however, he expected they would turn around as summer collections came in. He stated all revenue areas, debt service, and capital improvements/capital purchases were all favorable.

JRA was overspent on chemicals year to date; however, May was favorable.

The Dornick Point Contract Operation and Sewer Lateral programs continue to be on track. Regarding the coverage ratio, he explained everything has been recorded on a cash in/cash out basis to keep the accounting consistent. He noted, once the money comes back in for the Cambria Ironworks, the ratio would be boosted back up. For cash on hand, it was noted to be 173 days; the Board's policy is to have 110 days on hand.

Mr. Truscello commented on the chemicals. He noted every year seemed to be fluctuating creating difficulties when budgeting. Mr. Valentine agreed that chemicals are very unpredictable.

Ms. Huchel asked about the JRS Administrative Expenses for Collecting and Billing. She questioned if the Board should be concerned with the numbers or if it was normal to see fluctuation. Mr. Valentine replied fluctuations are normal, and historically the numbers normalize with higher amounts trending at the beginning of the year. Ms. Labosky agreed with Mr. Valentine, noting the timing of billing cycles can also have an effect.

DIRECTOR'S REPORT

Mark Critz, Executive Director, provided updates on current projects. Regarding Main Street Matters, he noted the grant through DCED was not funded, but JRA applied for a grant through the Community Foundation of the Alleghanies (CFA). He reported on attending a conference in Pittsburgh for the Thriving Communities Grant. Mr. Critz discussed blight elimination. He noted JRA would soon be meeting with DEP to discuss the Moxham Bus Barns. A meeting also took place to discuss the demolition at 1-15 Bond Street. He noted, due to the condition of the building and presence of asbestos, the site would be considered a contaminated site for the duration of the demolition, which would increase the cost. He stated Ms. Cheche spoke with DEP to assure a comprehensive bid package so contractors were aware of how to treat the site.

Mr. Critz touched on the land bank, noting JRA was still negotiating with the City of Johnstown. He stated Art Martynuska provided a list of properties through the City that were identified as being able to be rehabbed, properties in the middle, and properties that needed to be torn down. He noted a plan was being drafted to take to CFA. He added JRA applied to federal partners for blight removal funds. Regarding the Johnstown Industrial Park, he noted the connector road was complete, with the last project being the road closed signs at the bottom.

Regarding the Center for Metal Arts, he noted the Board passed the easement at the prior meeting for the needed electrical work. The Center reached out to start discussions on potentially purchasing the buildings it occupies. He stated JRA was successful in receiving an AARP grant for the Downtown Pocket Park. Three engineering firms were contacted for the project bid, and CJL was the low-qualified bidder. He also reported the fountain along the Iron Street Trail was scheduled for repair. In addition, signage highlighting indigenous people's contributions to the area were installed along the trail thanks to Tom Kakabar and EADS. He also noted First Summit would be leasing the park behind the Crown America Building.

Mr. Critz touched on several resolutions. Resolution E, regarding the Whole Home Repair Program, is to ensure the county has needed information for their DCED reporting. Resolution F approved the cooperation agreement for the West End Ambulance LSA grant so JRA can manage the grant. Resolution K is for seven properties to be sold through the land bank for a total of $23,500. He noted minimums were put on all seven properties. He also explained, in the four years of operating the land bank, approximately $171,000 had been generated to the good. Resolution L was to refurbish the centrifuge that had just been replaced. He explained, several years ago, JRA purchased a spare centrifuge that was used to replace the broken centrifuge, saving approximately $500,000 as waste did not have to be sent to landfills. The resolution would repair the broken centrifuge to ensure there was a spare for the future.

Chair Pasquerilla noted, with blight removals being a desire of the community, there might be a need for education on how much had been done, outstanding challenges, and who is helping JRA with blight removal. Mr. Critz noted blight removal is not easy to explain due to the number of people involved. He added good work had been done by many people. He noted what Chair Pasquerilla was hearing was that most people felt there was still a lot of work to be done. He hoped that people would see that JRA, the City of Johnstown, and the Community Foundation was working to chip away at the blight. He stated the City's list had 147 properties listed with 50 designated as priorities.

Mr. Truscello was encouraged to hear the list included not just demolition but also houses that could be rescued. He stated education needed to include a wider view of blight removal. He noted blight removal included rehabilitation to get properties back into taxation.

Mr. Critz discussed conversations with John Rutledge about using the City's HUD home funds to work with JRA to target properties for rehabilitation, including now vacant lots that can be used to increase neighboring lot sizes, or for new builds. Mr. Truscello agreed new builds count as blight removal. Mr. Critz also noted vacant lots have costs associated with maintaining the lots, so the quicker the property can be transferred to a tax paying individual the better.

Mr. Truscello questioned Main Street Matters, asking if JRA needed $100,000 or $200,000. Mr. Critz stated JRA was applying to CFA for $100,000 to cover identified projects. However, he expected more projects would pop up, and JRA could use more than $100,000 overall.

Chair Pasquerilla commented, with the interest in blight removal, an annual report on blight removal and what JRA is doing for housing in the city would be a good idea. Mr. Critz replied there is a lot of data, but the data is not in just one place. He stated dots on a map could be one way to educate; however, he suggested there had to be better way to educate the community on what had been done and what efforts were ongoing. He also noted discussion on the new KOZ (Keystone Opportunity Zone) opportunity for the City of Johnstown, and he would be reaching out to Southern Allegheny's planning and development to see if they could attend the next JRA meeting for a briefing.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director and Deputy Executive Director, reported the first drawdown was received for the Thriving Communities Grant. She noted her work with the City to coordinate the bid packages for contractors. Five homes had lead assessments completed and were ready for the next steps.

She reported the Keystone Historic Preservation Grant was awarded to JRA for $100,000 for the Clara Barton House and Gardens project. She noted 115 applications were submitted statewide, and only 38 projects were funded. Regarding the AARP grant, she noted the $15,000 was the maximum amount, and more than 5,100 applications were submitted nationwide.

For financial updates, Ms. Labosky reported Young, Oakes, and Brown was wrapping up the 2025 audit and tentatively scheduled to present in July. The Authority's certificate of deposit with Ameriserv was set to automatically renew for one year at the rate of 3.6 percent. She touched on Resolutions B, D, G, and H. She noted, for Resolution G, she shops around for the best electrical rates with a broker instead of using Penelec's default prices.

For May 2026 cash disbursements, Ms. Labosky reported the following payments: $74,989.33 to Cambria Ironworks; $9,008.81 to the Grant Partnership Fund; $47.64 to Center Town Mall; $81,669.08 to the revolving account; and $1,144,150.73 to Johnstown Regional Sewage, for total monthly disbursements of $1,309,865.59.

Regarding the KOZ, Ms. Labosky reported she attended the KOZ meeting with JARI and other representatives. The City needs to come up with 40 acres within Johnstown for a new KOZ designation. She noted the City and two county representatives also attended the meeting. If 40 acres is not designated, then no acreage in the county will be designated as the KOZ.

Mr. Truscello questioned, with the tax benefits only being from the state, if it would be possible to have local municipality tax cuts designated for the KOZ to make it more attractive. Ms. Labosky offered to check into it while Mr. Critz noted it was unlikely as the parameters were legislated. Mr. Truscello noted there was previous success with local taxing bodies for prior KOZs.

Chair Pasquerilla emphasized the importance of a meeting with the Southern Alleghenies, especially with the program being a pilot for Johnstown and Cambria County. He demanded JRA receive the information about the KOZ properly.

Ms. Huchel asked who was responsible for selecting the 40 acres in the City. Mr. Critz stated JRA had been contacted by a number of people, and he put them in touch with DCED and Southern Alleghenies, who was acting as the collector. Ms. Labosky stated her understanding was the City needed to take the acres to Southern Alleghenies Planning. Ms. Huchel noted she was trying to figure out who was the on-paper decision maker. Mr. Critz stated, at this stage, it was a mad dash to come up with 40 acres in the City, but there was a struggle as there was not a single point of contact. He noted JRA, JARI, the City and Southern Alleghenies had all been talking and working together to count acres and ensure no one was stepping on anyone's toes. He also noted the acres did not need to be contiguous but did have to be within City limits. Ms. Labosky confirmed, if the 40 acres was not found in the City, then the 300 acres for the county would go away. Mr. Critz offered to get Southern Alleghenies to come in and talk to the Board. The state tax benefits were debated with Chair Pasquerilla concluding it was critical for JRA to have the correct information to pass along.

SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, reported on interceptor maintenance activities. Utility Service Group was planning on their third round of maintenance activities the week of June 22, 2026. The work would include valve work at Laurel Run, Vine Street, and Central Avenue. He reported there was not significant work on the Consent Order Activities within the last 30 days. Regarding the Wastewater Treatment Plant, EADS was still waiting on fabrication but anticipated substantial construction in July, August, and September. For the DEP technical assistance meeting, he noted the third round of meetings would occur on July 1, 2026. The focus of the meetings is to ensure everything is done correctly to facilitate the conversion of liquid oxygen into the fine bubble aeration system.

Regarding Task Order 45, he stated amendments to the sampling plan were submitted to the EPA. The sampling plan was subsequently approved and was now being implemented.

Mr. Kakabar commented on the centrifuge replacement. He stated JRA had made a prudent decision in the past to have the spare assembly for instantaneous conversion. He reported EADS had done some math, and if the spare had not been available, $600,000 would have been spent in transporting liquid waste to a processing facility and subsequent landfill. He noted, by repairing the broken assembly, the Board would be making another prudent decision to ensure there was a spare on the shelf in case the event happens again.

Chair Pasquerilla commented Inframark had played a role and noted the importance of having a world class manager. He noted EADS has regular meetings with staff and Inframark. He asked if there were any other ideas that could lengthen the life of the plant and make it safer and more productive, noting with the right case, grants could be applied for. Mr. Kakabar replied the H2O and small water grants had not been reopened for applications, but EADS would be reapplying for the grants once applications opened as a number of small projects had been identified.

SOLICITOR'S REPORT – No Report.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Ms. Huchel made a motion to approve the reports. 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).

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.

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

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 SALE OF THE AUTHORITY OWNED 2011 CHEVROLET SILVERADO PICKUP TRUCK TO THE HIGHEST BIDDER, GREGORY POLLACK, OF 7598 HAVERFORD AVENUE, PHILADELPHIA, PA 19151, FOR THE PURCHASE PRICE OF $5,500.00, THROUGH THE MUNICIBID ONLINE AUCTION PLATFORM.

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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH 1ST SUMMIT BANK FOR THE PARK LOCATED ADJACENT TO THE LINCOLN STREET PARKING GARAGE, TAX MAP NO. 71-001. - 112.000.

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, Mr. Pasquerilla, Ms. Rae, Mr. Truscello (5).
Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN ACCEPTING A GRANT AWARD FROM AARP IN THE AMOUNT OF $15,000.00 THROUGH THE AARP COMMUNITY

CHALLENGE GRANT PROGRAM, APPROVING THE ASSOCIATE GRANT AGREEMENT, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS RELATED THERETO.

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).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE AMENDED SUBRECIPIENT AGREEMENT WITH THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY RELATING TO THE WHOLE HOME REPAIR PROGRAM.

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

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 APPROVING A COOPERATION AGREEMENT WITH WEST END AMBULANCE SERVICE, INC. IN CONNECTION WITH THE LOCAL SHARE ACCOUNT (LSA) GRANT AWARDED BY THE COMMONWEALTH FINANCING AUTHORITY FOR THE WEST END AMBULANCE SERVICE, INC. PROJECT.

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 APPROVING THE EXECUTION OF A CONTRACT WITH FREEPOINT ENERGY SOLUTIONS, LLC TO BE THE INDEPENDENT RETAIL SUPPLIER OF ENERGY FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT AND THE VARIOUS REDEVELOPMENT AUTHORITY ELECTRIC ACCOUNTS.

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).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING THE EXECUTION OF A CONTRACT WITH SYMMETRY ENERGY SOLUTIONS, LLC TO BE THE INDEPENDENT RETAIL SUPPLIER OF NATURAL GAS FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT AND THE VARIOUS REDEVELOPMENT AUTHORITY NATURAL GAS ACCOUNTS.

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).

I. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING PAYMENT OF INVOICE NO. PSI-38989 IN THE AMOUNT OF $8,750.00 TO CENTRISYS CENTRIFUGE SYSTEMS FOR TECHNICIAN TO BE ON SITE DURING THE INSTALLATION OF SPARE ROTATING ASSEMBLY FOR THE CENTRIFUGE.

Ms. Huchel 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).

J. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE ENGAGEMENT OF CJL ENGINEERING FOR CIVIL AND ELECTRICAL ENGINEERING DESIGN SERVICES FOR THE DOWNTOWN POCKET PARK PROJECT LOCATED AT 224 MAIN STREET IN THE AMOUNT OF $16,400.00.

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

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

Nays: Ms. Huchel (1).

K. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN, AS THE LAND BANK, AUTHORIZING THE SALE OF SEVEN (7) PROPERTIES, TO THE PARTIES LISTED, FOR THE PRICE LISTED. THE PARTIES SHALL PAY ALL RECORDING AND TRANSFER COSTS, AND UNPAID TAXES, COSTS, AND EXPENSES.

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).

L. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE REPAIR OF THE ORIGINAL CENTRIFUGE ROTATING ASSEMBLY. THE REPAIR TO BE PERFORMED BY CENTRISYS AT A COST NOT TO EXCEED $68,550.00.

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).

M. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE EXTENSION OF CONTRACT NO. 2019-WWTP-1 TO LINDE, INC. FOR THE BULK PURCHASE OF LIQUID OXYGEN FOR THE DORNICK POINT WASTEWATER TREATMENT PLANT THROUGH DECEMBER 31, 2026.

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).

<u>TABLED MATTERS</u>

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

Dustin Greene, 312 Chestnut Street, shared two years ago he attended a JRA meeting and was laughed at because he was passionately speaking. He reminded the Board to never laugh at constituents speaking. He appreciated the current Board for their professionalism. He thanked the Board for repairing the water fountain along the Iron Street Trail. Regarding blight education, he suggested JRA tell the story and show the work. He recommended not using red dots on a map, but using gray, blue and greens. He also recommended JRA list the completed projects, the current projects, and the planned ones. He also suggested a monthly report versus a yearly report. He expressed confusion regarding the KOZ and suggested KOZ meetings should be public. He noted there were properties in Cambria City which would be great for the program. He also suggested consulting businesses in the Cambria Regional Chambers database, adding it would be important to allow the public to tell the story of where to put the KOZs rather than the JRA Board or City Council. He thanked the Board for everything.

Mr. Pasquerilla commented the Board respects Mr. Greene and his business, noting they looked forward to continuing to work with him.

ADJOURNMENT

Mr. Truscello made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 12:59 p.m.

Luis Fernando Hernandez

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

Bruce S. Haselrig

BRUCE HASELRIG,
SECRETARY