

JOHNSTOWN REDEVELOPMENT AUTHORITY  
WORKSHOP 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 11:32 a.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, Mr. Pasquerilla, Mr. Truscillo, Ms. Rae (4).

Ms. Huchel entered the meeting at 11:36 a.m.

C. J. Webb, Esquire, Solicitor; Mark Critz, Executive Director; Cheryl Labosky, Finance Director and Deputy Executive Director; Matthew Bauerlin, Regional Planner, Southern Alleghenies Planning and Development Commission; and Luis Fernando Hernandez, Recording Secretary, were present.

SOUTHERN ALLEGHENIES PLANNING AND DEVELOPMENT COMMISSION

Matthew Bauerlin, Regional Planner, Southern Alleghenies Planning and Development Commission (SAP&DC), provided the Board with a four-page document, which contained an explanation of the Keystone Opportunity Zone (KOZ) program. He explained KOZs are geographically defined areas established by Acts of the Pennsylvania Legislature to entice redevelopment of abandoned, underutilized or unused land and buildings. He added the KOZ programs are essentially tax deferment programs that allow developers to redevelop or revitalize an area in return for tax abatement. He explained how the tax abatement process works.

Mr. Bauerlin explained SAP&DC acts as the regional coordinator for KOZs for Cambria, Blair, Huntingdon, Bedford, Fulton, and Somerset counties however in Cambria County, JARI acts as the local representative. He reviewed how KOZs are established. He explained the current KOZ is slightly different from other KOZs as it only allows for tax abatement at the state level, not at local levels. He stated SAP&DC is currently working with a group of organizations to find 300 acres for the KOZ in Cambria County with a minimum of 40 acres in Johnstown.

Mr. Critz noted Art Martynuska and John Rutledge from the City assembled a list of potential properties. He asked if the list would need imported to the spreadsheet established by JARI. Mr. Bauerlin replied SAP&DC is working with Mr. Martynuska and Mr. Rutledge. He stated the JARI form is a survey to identify properties and communities. He added the City would not have to

import their list.

Mr. Bauerlin clarified the survey handed out to municipalities and business owners was to allow SAP&DC to identify properties around the county. He added SAP&DC is working through the list to ensure criteria are met for the program.

Mr. Critz raised questions regarding buildings with multiple floors. Mr. Bauerlin explained how underutilized aspects of properties are considered for the KOZ acreage. It was noted individual floors could be considered as their own acreage, provided they were separate tax units.

Mr. Bauerlin explained an additional wrinkle to the KOZ program is another KOZ program was just authorized to target residential properties; however, that KOZ application is not due until 2029.

Mr. Critz noted some of the properties targeted for the current KOZ are possibly first level retail with upper levels as residential. He also confirmed if 40 acres are not found in the city, the entire Cambria County specific program would go away. While the properties may be a better fit for the residential KOZ, they may be needed for the first KOZ.

Mr. Bauerlin stated, for the current KOZ, ideally any properties would be identified by the end of July or first week of August 2026, allowing for time to assemble the application materials. When asked, he confirmed the property owner does need to be identified but does not need to be contacted.

Mr. Truscello asked about the residential KOZ, questioning if acquisition and rehabilitation of blighted properties would be eligible. Mr. Bauerlin stated he would have to confirm specifics with DCED, but his reading of the legislation would allow for rehabilitation or demolition. Mr. Truscello commented, too often in Johnstown and Cambria County, blight elimination is equated with demolition when sometimes early intervention would keep the property from getting to the point of being demolished.

Mr. Pasquerilla stated a leading commercial developer, who could not attend the meeting, had asked if there were any incentives for existing landlords and new tenants or if the incentives were only for buyers of existing buildings and vacant lands for development. Mr. Bauerlin explained one of the tax benefits would be personal income tax for anybody who lives at the property. He noted it would also include abatement of state income tax for any business on the site. Mr. Pasquerilla provided the example of Westwood Plaza and questioned if the whole site would be included in the KOZ or just the

underutilized portion. Mr. Bauerlin stated he would have to investigate the specific situation.

Mr. Pasquerilla thanked Representative Burns for working to push both KOZs through the Legislature. He opened questions up to the public.

John DeBartola, 1197 Bedford Street, asked if he could be provided with the documentation that was included with the Board materials. Mr. Bauerlin confirmed a copy could be sent. Mr. DeBartola fully supported the idea of the KOZ and asked about a timeline. Mr. Bauerlin replied the application was mandated by Legislature to be submitted by October 1, 2026. If approved, the tax zone would be active starting January 1, 2027. Regarding negatives, he noted the negatives are usually to local tax bases; however, the current KOZ eliminated local tax abatement. In addition, people taking advantage of the benefits do need to submit yearly applications. Mr. DeBartola also asked, if a person qualifies for a KOZ, are they still eligible of other grants or tax incentives? Mr. Bauerlin replied, as far as he knew, they would still be eligible for grants; however, it may depend on the grant programs themselves.

Mr. Pasquerilla noted there was no resolution action needed by JRA. Mr. Bauerlin confirmed neither JRA nor the City would need to vote on the KOZ, because the local tax abatement was not included in the KOZ.

Mr. Truscello asked if local taxing bodies could opt to provide incentives even though it was not a requirement of the KOZ. Mr. Bauerlin confirmed they were allowed but not required.

Mr. Pasquerilla thanked Mr. Bauerlin. Mr. Bauerlin offered to continue to answer questions moving forward. Mr. Critz shared his appreciation for Mr. Bauerlin.

Mr. DeBartola requested to ask another question which was permitted. Mr. DeBartola asked what would prevent a business from leaving after five years instead of staying the full ten years for the program. Mr. Bauerlin replied no business would be penalized from leaving a KOZ. The business would lose the abatement on taxes; however, if another business moved into the property, they could take advantage of the abatement.

#### ADJOURNMENT

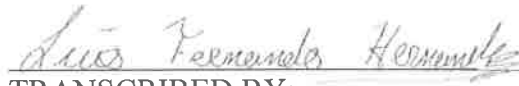
Ms. Huchel made a motion to adjourn. The motion was seconded by Ms. Rae and passed by the following vote:

Tuesday, July 21, 2026  
Stated Meeting, continued

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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 11:59 a.m.



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SARGENT'S COURT REPORTING  
SERVICE, INC.



BRUCE HASELRIG,  
SECRETARY