JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Tuesday, July 21, 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. It was noted the Pledge of Allegiance was recited and the invocation was given at the start of the Workshop Meeting.

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; Christopher Shirock, Young, Oakes, Brown & Co.; and Luis Fernando Hernandez, Recording Secretary, were present.

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, voiced his liking of the idea of the Keystone Opportunity Zone (KOZ) and hoped it would be pursued. He noted he would be sending an email to Ms. Cheche regarding the KOZ paperwork mentioned in the Workshop Meeting and requested a copy of the audit report from Young, Oakes, and Brown also be sent to him.

MINUTES

Mr. Haselrig made a motion to approve the June 16, 2026 Regular Meeting Minutes. 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).

REPORTS

AUDIT REPORT

Christopher Shirock, Young, Oakes, Brown & Co. (YOBCO), presented information from the audit. He noted JRA received an unmodified, clean financial statement audit, the best audit report that could be issued. He reviewed information from the statement of revenues, expenses, and changes in fund balance for the governmental funds. The Regional Sewer Fund loaned the General Fund $75,000 late in 2025, and the repayment will begin in February 2027 over a five-year period that included four percent interest.

Regarding the statement of revenues, expenditures, and changes in fund net position, he noted overall a positive $2.4 million. He stated the notes on financial statements were on pages 13 through 39. He pointed out note five on pages 24 and 25 discloses the long-term debt of JRA. He also noted seven on page 34 discusses the pension plan that was fully funded at the end of 2025.

Mr. Shirock stated, last year, for the 2024 audit, a single audit was completed due to federal expenditures. There were no federal expenditures exceeding a million dollars in 2025, so a single audit was not required. He reported, in examining the internal controls, there were no findings that reached the level of being included in the audit report. He concluded by noting YOBCO had issued an optional management comment letter regarding stale checks.

MANAGEMENT REPORT

Mark Critz, Executive Director, provided updates to active projects. He reported the Main Street Matters program at DCED opened, and JRA would be going after grant funding for downtown businesses again. Regarding blight elimination and brownfields, he stated leftover money from the Sheesley project was redirected to fund crosswalks for the Mayer Trail next to the Sheesley property and on Central Avenue near Franco's. In addition, JRA was awarded $500,000 to continue brownfield assessments of remediation across the city. For the Land Bank, he noted JRA had acquired the apartment building at 1-15 Bond Street. A bid had gone out, and the Board had a resolution on the Agenda to award the contract.

He reported the Center for Metal Arts proposed purchasing the four buildings they occupy. He planned to invite the Center to the August meeting to present on their work and the potential impacts of their purchasing the properties. He noted the engineering for the Pocket Park was proceeding. For the dog park, he noted ownership would need to be established once the park was completed for liability purposes.

Mr. Critz reported Beyond/Hello notified JRA of their closing and their last day open had been July 19, 2026. He noted a walkthrough of the space would soon be completed, after which the space would become available.

FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director and Deputy Executive Director, followed up on the audit report, noting the stale checks mentioned in the management letter had already been reissued and sent to their corresponding members. Regarding grant updates, she touched on the Johnstown Urban Industrial Park, Green and Healthy Homes Initiatives, the large H2O and small water and sewer. She noted only one of the five property owners for the lead abatement pilot program had followed through; however, other eligible properties had been identified.

Ms. Labosky shared JRA's certificate of deposit with First National Bank had been renewed for a 12-month term at 3.6 percent. The JRA truck was sold and picked up by the new owner. She reported on attending a meeting in Ebensburg related to the proposed KOZ designation. Also related to KOZs, she was working on JRA's extension request for the current KOZ. She also reported JRA received approval from the Community Foundation for the Alleghenies to reallocate remaining funds from two of the current grants. The funds will be used to purchase and install ten additional lights along the Iron Street Trail.

For June 2026 cash disbursements, Ms. Labosky reported the following payments: \$11,788.85 to Cambria Ironworks; \$6,400.45 to the Grant Partnership Fund; \$45 to Center Town Mall; \$194,401.41 to the revolving account; and \$1,042,252.98 to Johnstown Regional Sewage, for total monthly disbursements of \$1,254,888.69.

SANITARY SEWER OVERFLOW REPORT

Tom Kakabar, EADS Group, reported on interceptor maintenance activities. Utility Service Group (USG) completed valve cycling on the Laurel Run, Vine Street, and Central Avenue siphons. He added USG was scheduled to return for their fourth round in August 2026 with a focus on cleaning minor siphons at the Wire Mill and Conemaugh Hospital.

Regarding the Dornick Point Wastewater Treatment Plant, he reported the gravity thickener equipment was shipping, and construction was anticipated within the next 60 days. For site security and fire protection, a fire training session was still needed with the local fire department. Related to mechanical and electrical improvement projects, the flood pump panels were replaced, so all flood pump systems are operable. The current work focus was on the utility water system.

Mr. Kakabar noted the third technical assistance meeting with DEP was held July 1, 2026. Prior to the meeting, Inframark and EADS were asked to track the dissolved oxygen across the PureOx tank, which resulted in a dissolved oxygen study presented to DEP. DEP has now moved the focus to nitrite investigation. He noted the fine bubble aeration system was presented to

DEP. DEP was agreeable with the approach. He also reported on the activities related to Task Order Number 44.

Mr. Pasquerilla asked if EADS was close to making a case for additional grants for the fine bubble aeration. Mr. Critz noted the project would be close to $10 million, but the $1 million would be the cost associated with getting the permit in place. Mr. Kakabar stated EADS was working on funding; however, PennVEST required a permit to be in place prior to the grant application. He noted additional sources of funding also on the radar screen.

Mr. Pasquerilla inquired if there would be a return on investment for the project where private funding would make sense. Mr. Kakabar replied there had been discussions regarding private investments.

Mr. Pasquerilla explained he learned the Washington, D.C. sewer system was starting to sell treated human waste as manure. He asked if the idea could be considered for Johnstown. Mr. Kakabar explained solids from the Johnstown system were already being land applied; however, JRS is paying to remove the solids. He further explained the different grades of solid waste and why JRS cannot sell the solids.

SOLICITOR'S REPORT – No Report.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS AND AUDIT REPORT

Mr. Haselrig 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.

Mr. Truscello 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 AWARD OF CONTRACT 2026-JRA-1 TO ARK CONTRACTING, LLC OF MOUNT UNION, PA IN THE AMOUNT OF $59,155.00 FOR A ROOF REPLACEMENT AT 416 MAIN STREET, JOHNSTOWN, PA.

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).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT JRA FY 2026-1, A DEMOLITION CONTRACT, TO G&R EXCAVATING & DEMOLITION, INC. OF TYRONE, PA IN THE AMOUNT OF $53,900.00 FOR THE DEMOLITION OF THE PROPERTY LOCATED AT 1-15 BOND STREET, JOHNSTOWN, PA.

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

Mr. Truscello asked if the reuse would be open space. Mr. Critz explained the plan was for one of the neighboring businesses to purchase the land and turn it into a park.

Ms. Huchel asked if architectural salvagers would be doing a walk-through of the property prior to demolition. Mr. Critz explained the property was in such bad condition that no one could do a walk-through. He added the site was completely contaminated, hence the reason for demolition.

The motion 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 APPROVING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONTRACT FOR CONSTRUCTION OF THE JOHNSTOWN URBAN INDUSTRIAL PARK CONNECTOR ROAD TO A. LIBERONI, INC. IN THE AMOUNT OF $214,721.69.

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 60 DAY EXTENSION OF CONTRACT NO. 2024-WWTP-4, SLUDGE HAULING, TO STUTZMAN VAC, LLC OF SOMERSET, PA.

Ms. Huchel 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).

TABLED MATTERS

None.

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

None.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

Dustin Greene, 312 Chestnut Street, asked if the planned lighting along the Iron Street Trail would be near PNG Park or down by the new connector road. Ms. Labosky confirmed the lights would be closer to PNG Park. Mr. Greene thanked JRA for their efforts with the lighting, adding he hoped lights would eventually be installed at the other end for people who walk from Minersville into the city. Mr. Critz commented any lighting at that end would be street lighting as there is no trail or sidewalk along the road. Mr. Greene noted street lighting would be applicable for the area. He also thanked JRA for repairing the water fountain.

John DeBartola, 1197 Bedford Street, stated he was recording the meeting to put it on social media. He asked if Beyond/Hello provided a reason for closing. He also asked about the $1 million mentioned for Dornick Point and if there was an update on Cambria Rowe. Mr. Critz responded to Mr. DeBartola's questions. He noted Beyond Hello did not give a reason for their closure.

Regarding the $1 million, he noted the money would be going towards a fine bubble aeration system and bringing the project to the permit level; however, overall, the system would be around $10 million. The system is needed to make the plant more efficient and meet DEP requirements. He added there was no update on Cambria Rowe.

Mr. DeBartola stated the $1 million was for repairs at Dornick Point. Mr. Critz reiterated there was no repair as the project was new to change the way oxygen is delivered into the sewage to help with treatment. He clarified it would cost about $1 million to get to the point where a permit could be issued to proceed with construction.

ADJOURNMENT

Ms. Rae made a motion to adjourn. 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).

There being no further business, the meeting was adjourned at 12:35 p.m.

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

Bruce G. Haselrig
BRUCE HASELRIG,
SECRETARY