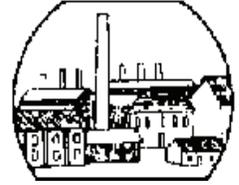


BROWNFIELD UPDATE

"resurrecting the past... building the future while working towards a safe, friendly, cleaner and enhanced community."



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Community Foundation for the Alleghenies Awards JRA Grant for Cambria Iron Works Blacksmith Shop

The Johnstown Redevelopment Authority (JRA) has been awarded a \$15,000 grant by the Community Foundation for the Alleghenies. This grant, made possible through the Robert Waters Charitable Trust Fund, will leverage State and Federal matching funds for preparation of design specifications for the Historic Cambria Iron Blacksmith Shop. The Blacksmith Shop, considered to be the most significant structure at the Cambria Iron Works National Historic Landmark, must be preserved.

"This valuable assistance from the Community Foundation allows the Authority and its partners to move forward in efforts to return the Cambria Iron Works and Blacksmith Shop to produc-

tive use." said Ronald Repak, Executive Director for the JRA.

Over the past several years the Authority has undertaken measures needed to turn the Cambria Iron Works Complex into a viable space for new business development that will increase the City of Johnstown's tax base and create new jobs. To date, over \$2 million has been invested in renovating the large Machine and Carpenter Shops for new light industrial/commercial reuse. In addition, the Electric Storage Building, vacant land adjacent to the Machine and Carpenter Shops, and the historic Pedestrian Bridge have been acquired by the JRA for restoration and redevelopment activities.

These activities compli-



Mike Kane, Executive Director of the Community Foundation for the Alleghenies (pictured left) hands Ronald Repak, Executive Director of the JRA (pictured right) the grant check for the Cambria Iron Works Blacksmith Shop.

ment plans for the Historic Blacksmith Shop. Built in 1854, the Blacksmith Shop was in continual operation

until 1992. The Authority in (Please see **Community Foundation** page 3)

Johnstown EPA Brownfield Assessment Demonstration Pilot Entering Sixth Year

In 1998 the Johnstown Redevelopment Authority (JRA) received its first \$200,000 grant from the U.S. Environmental Protection Agency (EPA) to perform environmental assessment activities at abandoned commercial and industrial

sites also known as Brownfields.

The EPA funded Brownfields Assessment Pilot programs grew out of the EPA's desire to empower communities to cleanup brownfield sites. Entering into its sixth year in partnership with the

EPA, the Redevelopment Authority has successfully managed Demonstration Pilot funds to complete assessment activities at seven Project sites, and has

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Johnstown Renaissance Complex: *Gateway to the Downtown*



Frank J. Pasquerilla Conference Center at 301 Napoleon Street Downtown Johnstown, part of the Renaissance Complex

The final brick has been laid and yards of concrete poured at Downtown Johnstown's newest development. Created through the cooperation of the City of Johnstown, the Johnstown Redevelopment Authority, and Cambria County with financial support from the State of Pennsylvania and the Federal Government. The newly completed \$ 40 million project will serve as a catalyst for continued Downtown revitalization.

The Johnstown Renaissance Complex now stands at the site of the former Center Town Mall and Center Town Apartments. Following environmental

clearance, this new Gateway to the Downtown was finished in January 2004 and is comprised of the new Frank J. Pasquerilla Conference Center, the refurbished Cambria County War Memorial Arena, new Intermodal Transportation Center and an upgraded grocery store — Ideal Market.

The Frank J. Pasquerilla Conference Center, an integral piece of the Renaissance Complex, is a newly constructed state-of-the-art 15,000 square foot facility capable of accommodating 1,100 people. When combined with the approximately 17,000 square feet at the adjacent Cambria County War Memorial Arena, this capacity positions Johnstown as a regional conference destination.

"Finally, a large venue has arrived in the Western Pennsylvania meetings market." Says Melissa Radovonic, Director of Conference Sales, "Since our May 2003 opening we have hosted approximately 100 events ranging from multi-day conferences and business

meetings to weddings and holiday parties."

In addition to the newly constructed Conference Center the 54-year old Cambria County War Memorial Arena received vital renovation. Refurbishment as part of the Renaissance Project was carried out in two phases beginning in the spring of 2001.

"We've had a great response from the public on our opening year—2003," says Jim Vautar of the Cambria County War Memorial Arena, "... we've been able to host events ranging from hockey, boxing and wrestling to concerts and events like Lord of the Dance... its been a positive experience for all our visitors from ages two to 92."

The two and a half year project gave the Arena a new chiller plant and boiler system, a new roof, restrooms, new seating, concessions stands, a new sound system and air conditioning.

"If you had been in the Arena three years ago you wouldn't recognize it now." Says Vautar, "The new lighting, sound system, and seating gives the

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EPA Partnership

leveraged over \$49 million in redevelopment construction dollars.

Part of the EPA's Brownfields programs center around the Brownfields Economic Redevelopment Initiative. The initiative was designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to assess, safely cleanup, sustainably reuse brownfields, and prevent future brownfields.

The EPA, Redevelopment Authority, and associated public/private partnerships that have joined forces to make Johnstown's Brownfields Pilot a success both in terms of land reclamation and economic revitalization, have worked together effectively. This cooperation and accomplishment have made the Johnstown Pilot Program a featured EPA Region III Brownfields Pilot Best Practice example.

In its continuing mission to restore economic vitality to the area through sound land reclamation practices, the Redevelopment Authority has reapplied for funds from the EPA to continue the

To learn more about the Johnstown
Brownfield Pilot visit

www.johnstown-redevelopment.org/final.pdf

Pilot Program. In December 2003 the Authority submitted four separate grant applications to the EPA for continuing environmental assessment activities. These applications focus on former Bethlehem Steel properties, which were acquired by International Steel Group (ISG). These former mill sites and associated support properties will be the next

focus of the Redevelopment Authority's assessment activities. Working in cooperation with ISG, the Authority is assessing and creating remediation plans that will return these valuable sites to reuse.

"EPA Brownfield assistance is critical as the City continues to restore and revitalize former vacant industrial settings. Through the receipt of EPA funds, we will continue to provide environmentally-friendly development sites for investors to create jobs for the community." Said Deborah Walter, JRA Specialist

Since 1998 the Authority has received \$600,000 in grant funds from EPA to perform assessment activities.

"It is our hope to continue this advantageous relationship between the EPA, PA DEP and the City of Johnstown as we move forward in our efforts to revitalize the city." Said Ronald Repak, Executive Director of the JRA.

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KOZ in the Spotlight Flood City Brass & Electric

A Keystone Opportunity Zone (KOZ) is an economic development tool created by the State to stimulate private investment. Under KOZ status, tax-relief is granted for up to 12-years in an effort to promote investment and establish a foundation for economic growth in Pennsylvania's communities.

The Greater Johnstown Region has nine Opportunity Zones including: Hudson Street School, Coopersdale School, Franklin High School, Cypress Avenue School, Rosedale, CSX Rail Yard, Triangle Brick, Johnstown Planing Mill, and Flood City Brass & Electric.

The KOZ in the Spotlight for this edition is Flood City Brass & Electric.

Currently owned by the Johnstown Redevelopment Authority, the Flood City Brass & Electric is strategically located within the Hornerstown Industrial Park. This former foundry has a 20,000 sq. ft. building with adjacent parking lot. All utilities are present at



Flood City Brass & Electric Building in Hornerstown

the site and direct access to rail transportation as well as State Routes 56 and 403 is available. Zoned M-1 Manufacturing, in addition to its KOZ status, the property is part of the City of Johnstown's Enterprise Zone. This designation qualifies potential site developers for certain tax incentives and low interest loans.

Recent initiatives at the site by the Johnstown Redevelopment Authority include the razing of a portion of the building that is un-repairable, leaving 10,000 sq. ft. of solid industrial space. The Authority will also be continuing its environmental assessment of the site, and performing any required remedial activities to secure a Release of Liability under the PA Act 2 Program. With the removal of unusable portions of the building and the Liability Release, the Flood City Brass site will be an attractive venue for manufacturers and light industry.

To learn more about the Flood City Brass & Electric KOZ or other KOZs in the Johnstown area, please contact the Johnstown Redevelopment Authority or visit our KOZ web page at <http://www.johnstown-redevelopment.org/KOZ.htm>

Pennsylvania Land Recycling Program – Powerful Tool for Redevelopment

The Commonwealth of Pennsylvania has been on the forefront of the brown-fields redevelopment issue since the early 1990s. Understanding that there was a critical need to give developers incentive to cleanup abandoned and unproductive industrial lands so that Pennsylvania's economy could thrive, the Legislative bodies of State Government created legislation that would take the guesswork and liability out of industrial property reuse.

In 1995 the Commonwealth enacted a legislation package that created the Pennsylvania Land Recycling Program. Today that program is comprised of Pennsylvania Acts 2, 3, and 4 of 1995

and Act 6 of 2000. The program encourages the cleanup and redevelopment of old commercial and industrial sites. For the first time, this Program set forth clear uniform standards for land reuse that were both protective of human health and took into consideration future land use. This clear cleanup standard gave potential developers a cleanup standard based on actual risk to human health as opposed to a negotiated moving target.

Before the Land Recycling Program past, present, and future property owners could be held responsible for cleanup costs associated with contamination at a property regardless of

whether they were the party responsible for the pollution. With the advent of the Land Recycling Program once the site cleanup is completed to the specified cleanup standard, all parties are released from liability through PA Act 2.

PA Act 2 of 1995 is the Land Recycling and Environmental Remediation Standards Act. This Act is the cornerstone of the Land Recycling Program. Act 2 creates a realistic framework for setting cleanup standards at a site. It also provides special incentives for developing abandoned sites, and once the cleanup standards are met Act 2 releases responsible parties from liability.

Through the creation of this forward thinking Program, the Commonwealth has enabled organizations and agencies such as the Johnstown Redevelopment Authority to cleanup and make available countless properties for use in the creation of new and expanding businesses.

Community Foundation

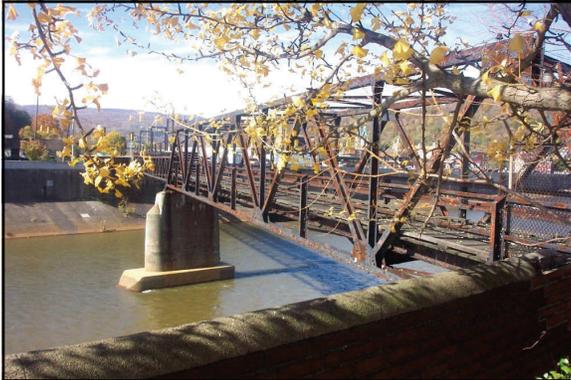
association with the Johnstown Area Heritage Association, National Park Service, Westsylvania Partners, and Allegheny Ridge Corporation are working towards complete stabilization of the building in order to ensure preservation. Current reuse plans for the Blacksmith Shop will allow for it to become a fully operational smithy open to

the public as an interpretive destination.

Rehabilitation of the Blacksmith Shop is one step closer to transforming the Cambria Iron Works Complex from an abandoned Brownfield site into a viable and environmentally safe location for new business. The Foundation and many supportive partners are helping to create the future of Johnstown.

*To learn more about the Pennsylvania Land Recycling Program visit: www.state.pa.us
(Keyword: Land Recycling)*

Cambria Iron Works Pedestrian Bridge: Next Focus in Urban Trail Network



Cambria Iron Works Pedestrian Bridge

On March 9, 2004 the Johnstown Redevelopment Authority (JRA) held a Public Input Meeting regarding the Historic Cambria Iron Works Pedestrian Bridge. The Meeting focused on design options for bridge restoration in light of its Landmark status.

With the completion of the first 0.8-mile stretch of the Johnstown Urban Greenway Iron Street Trail in December 2003, the Redevelopment Authority's pedestrian oriented focus is the restoration of the National Historic Landmark Cambria Iron Works Pedestrian Bridge.

"The Authority's involvement in this bridge rehabilitation is due in part to our partnership with the Army Corps of Engineers to build the Johnstown Urban Greenway," said Deborah Walter, JRA Specialist and bridge project coordinator, "This project also ties in nicely with the Authority's mission to reclaim Brownfield sites in Johnstown — especially the Cambria Iron Works."

Closed down since the early 1990's,

the bridge was originally a crosswalk over the Conemaugh River used by mill workers to access the Iron Works. Bethlehem Steel Corporation built the bridge in the 1930's. Damaged in the 1977 Flood, the western span was washed away and later replaced with a section that doesn't match the original construction. With the current terminus of the Urban Greenway Trail at the Pedestrian Bridge and with revitalization of the Lower Works in conjunction with plans to restore the adjacent Historic Blacksmith Shop for visitor use, rehabilitating and restoring the Pedestrian Bridge has become a viable plan.

Using funds from the Pennsylvania Department of Conservation and Natural Resources a Feasibility Study has been completed and design specifications are being prepared.

At the March 9th Public Meeting Todd Brewer, Project Engineer from EADS Group, a Somerset, Pennsylvania firm, presented three potential design options for the bridge. Of the three options presented, based on historic preservation requirements and cost considerations as well as need for ADA compliance it was decided to replace the western span that was set in place after the 1977 Flood. Using a prefabricated structure made from U.S. steel that matches the 1930's span, the western span will be removed and replaced and the eastern span will be

restored.

"We anticipate that this project will be completed within one year once all the required funding is in place." Said Ronald Repak, Executive Director for the JRA, "Completing a safe pedestrian link between Historic Cambria City and the Downtown opens a world of possibilities in terms of tourism and future economic development."

The Authority in association with its project supporters and partners including the National Park Service, the Army Corps of Engineers, the City of Johnstown, the Pennsylvania Department of Conservation and Natural Resources, Westsylvania, the Johnstown Area Heritage Association, the Conemaugh Valley Conservancy, and the Community Foundation for the Alleghenies; are working to make the vision of a safe pedestrian greenway corridor between Cambria City and Downtown a reality.



Todd Brewer, Project Engineer with EADS Group (pictured left) and Deborah Walter, JRA Specialist (pictured right) present design drawings at the March 9 Public Meeting

Renaissance Complex

Arena a more intimate setting, its almost like having a new building."

In order to service these two new facilities, the final component of the Renaissance Project—the Intermodal Transportation Center, was constructed. The Intermodal Transportation center is the City's newest parking facility. Managed by the City of Johnstown, the six-story structure is designed to serve conference attendees as well as provide parking for events at the War Memorial Arena.

"We've been coordinating activities at the Intermodal Transportation Center closely with events at the Conference Center and the War Memorial Arena to

accommodate parking." Says Curt Davis, Assistant City Manager, "Its been going very well."

When combined the three main structures that make up the Renaissance Complex offer an inviting welcome to Johnstown newcomers while reusing valuable central city property in a manner that promotes economic development through job creation and presents a picturesque gateway to the historic downtown.

To learn more about the Johnstown Renaissance Project please visit <http://www.johnstown-redevelopment.org/renaissance.htm>



The Intermodal Transportation Center on Vine Street, parking facility for the Renaissance Complex