

# Greene County Industrial Development Authority

93 E. East High Street  
Waynesburg, PA 15370  
Tel: 724.852.5259

## GCIDA Board Meeting Minutes February 8, 2022

### I. The meeting was called to order at 9:05 AM. Those present were as follows:

*Mike Belding, Chairman*

*George Scull, Vice Chairman*

*Greta Mooney, Secretary*

*Cheryl Semonick, Board Member*

*Ernie DeHaas, Solicitor*

*Connie Bloom, IDA Associate*

*Rich Cleveland, Exec Director – County Development*

*Betsy McClure – Commissioner*

*Blair Zimmerman – Commissioner*

*Crystal Simmons, CDBG/HOME Director*

#### **Phone:**

*Phil Hook, Treasurer*

*Jeremy Kelly, Planning Director*

#### **Public:**

*None*

### II. “If a potential conflict exists, you are duty bound to disclose.”

### III. Approval of Minutes – January 11, 2022

*Mr. Belding requested a motion to approve January 11, 2022 Meeting Minutes.*

*Motion to approve- Ms. Semonick*

*Second- Ms. Mooney*

*All in favor.*

### IV. Treasurers Report

**a. Balance Sheet** as of January 31, 2022

**b. Profit & Loss** as of January 31, 2022

*Ms. Bloom stated the Balance Sheet and Profit and Loss have been updated to reflect the SIP forgivable amounts. She added nothing else unusual to note for this month. Ms. Mooney stated she appreciated the corrections and Ms. Bloom apologized for the delay. Ms. Bloom explained the amounts reflected are dated December 31, 2021 and are for the years 2019 and 2020. She added the 2021 forgiveness amounts would not be able to be adjusted until after the audit is completed. Mr. Belding reiterated we validate compliance and then audit and update and Ms. Bloom agreed.*

*Mr. Belding requested a motion to approve the January 31, 2022 Treasurers Report.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Hook*

*All in favor.*

**V. Deposits**

**Revolving Loan Payments**

- a. 1/4/2022– **\$321.75**
  - i. Vending Solutions
- b. 1/4/2022 - **\$261.73**
  - i. Adam Lewis Trucking #4
- c. 1/12/2022 - **\$300.00**
  - i. Pennsylvlucky Precision
- d. 1/12/2022 - **\$275.77**
  - i. Wilson Commons

**SIP**

- a. 1/12/2022 - **\$1,432.13**
  - i. MRIE

*Ms. Bloom explained there are RLF payments for the month that were not received. She added she was able to speak with the business owner of two of the loans with late payments and found out there were some medical issues with both he and his mother so they had to close the business for a bit. Ms. Bloom stated they intended to send a payment and hopefully that will make their payments current. Ms. Bloom discussed the SIP compliance is due for this business as well and the owner explained they are hoping to sell and then pay all monies due to the IDA. Ms. Bloom stated that she sent an email to another business that is late but hasn't heard back from her but will follow up again. She added the final business that has a late payment indicated they had COVID and had to shut down for a while but were able to open back up and will drop off a payment. Mr. Belding asked how the traffic is for the two new shops that opened side by side. He continued he is concerned because we see this revolving door of storefronts. Commissioner Zimmerman and Mr. Scull both indicated that they have the same concerns. Ms. Bloom stated that during conversations with the business owner she has indicated she has a hard time keeping inventory. Commissioner McClure added that she had an online presence prior to opening the storefront. Ms. Bloom stated the SIP payments have been received without having to be prompted.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC - **\$350.00**
  - i. General Services - December
- b. Observer Reporter - **\$91.46**
  - i. Reorganizational Meeting Notice

*Ms. Bloom explained the invoices were emailed with the packet and copies are available if anyone wants to view. She added the Observer reporter is for the reorganizational meeting and general services for DeHaas Law, LLC.*

*Mr. Belding requested a motion to approve the check for payment.*

*Motion to approve- Mr. Scull  
Second- Ms. Semonick  
All in favor.*

**VII. Brownfields Initiative**

- a. EPA Assessment and Cleanup Grant – no update
- b. BRAC Meeting – March 8, 2022



Ms. Bloom explained that she had emailed Mr. Firely and there is no update on the grants as of yet. She added that the GCBRAC meeting is scheduled for March 8<sup>th</sup> and she will be sending out an email to all the townships for their input. Ms. Simmons mentioned we should hear a determination on the grant anywhere from May to July. She added this is the time we try to post and get as much attendance to these meeting to get an inventory of properties. Ms. Simmons explained as well as emailing the townships and posting to Facebook we normally ran an ad in the GreeneScene. Mr. Belding suggested having the Township Officials Secretary send out an email as well as our email. He added it seems that with the emails, GreeneScene magazine and the Facebook posts we are covered. Ms. Simmons stated for future grants we need to make sure we are keeping minutes and show we have engaged the public. Mr. Scull stated the biggest deterrent for the townships seems to be the perception of paperwork involved. Ms. Simmons stated that once they announce the award, we should be able to use the money starting in October.

## **VIII. New Business**

### **a. SIP Compliance**

- i. Adamson Pottery Works/Kiln to Table
- ii. Ricco DQ Holdings

Ms. Bloom stated she took pictures during the site visit and they provided payroll. She hopes to have Adamson Pottery Works/Kiln to Table's compliance ready to be presented at the next meeting. She added a handicap accessible ramp still needs to be installed. She continued pictures were taken at Ricco DQ Holdings and payroll was provided during their site visit, however, the payroll provided is not what is needed. Ms. Bloom indicated she emailed him, but hasn't received a response. Ms. Bloom also explained a request from Mr. Ricco, the details of the project, the agreement and disbursements and once all the information is obtained the Board will have to make a decision on the request. Ms. Bloom added she received SEF Land's payroll and will have that compliance ready for the next meeting as well. She stated Fat Angelo's, UBR and BAP are scheduled for late February/March.

### **b. FASBA**

Ms. Simmons stated there are two FASBA applications to review during Executive Session. She added there is one more application in addition to the two being reviewed today and there is around \$100,000 available funding left. Ms. Simmons explained that all monies need to be exhausted in February due to the compliance review timeframe, unless the state would give an extension, which she feels they will do because they want to see the money disbursed. Ms. Simmons discussed that there is another round of funding from the same source coming out and they surveyed the counties to see who would be interested and Greene County indicated that we would apply. Mr. Scull stated this is a great program to help businesses short term, however, he is worried this is a crutch and long term will they be sustainable. Mr. Belding stated that the counter to that is the money would have gone somewhere so why not Greene County and Mr. Scull said he agrees with that. Ms. Simmons explained there are a few compliances that have been completed which means jobs have either been created or retained.

### **c. Wilson Commons RFL**

Ms. Bloom explained that Community Bank reached out to see if the Board would approve to be the second lien holder to them on a loan that Wilson Commons applied for through them. She added that she requested they send over an email explaining exactly what they are requesting so she could present it to the Board. Ms. Bloom indicated once she receives the information, she will present it to the Board.

## **IX. Old Business**

### **i. Solar Business Development**

*Mr. DeHaas stated he contacted the developer's lawyers and forwarded that email to the board, but has not received a response yet. He reviewed the issues that need to be settled prior to the Board's approval.*

### **b. Statement of Financial Interest**

*Ms. Bloom explained she has received all of them with the exception of Mr. Hook. Mr. Hook stated he will get one to Ms. Bloom.*

### **c. Robena Mine Site**

*Ms. Bloom stated this will need to be discussed in Executive Session.*

### **d. Iron Senergy**

*Mr. Kelly discussed a meeting was held with Iron Senergy and the Commissioners last week to talk about conceptual plans and what they intend to do to move forward. He added there were a few items they requested our help with and he was in the process of tracking those things down. Mr. Belding stated there are many positives coming out of these meetings we are holding regularly with certain companies.*

### **e. Realtor Reach Out**

*Mr. Cleveland discussed the meeting that he had with Mr. Herrington. He added that Mr. Herrington is willing to be on a Reach Out committee. Ms. Semonick asked why we don't reach out to more to see if they want to be a part. Mr. Cleveland stated he is just starting to get information together. Commissioner McClure stated she would like to be involved in the meeting with realtors. Ms. Semonick added you will never get them all.*

## **X. Public Comment**

*Ms. Simmons explained the PIONEER program. She stated that the Commissioners allocated ACT 13 funding to help develop infrastructure. Ms. Simmons added that guidelines were released on February 3<sup>rd</sup> and applications are due February 28<sup>th</sup>. Commissioner McClure asked if the townships are reaching out and Ms. Simmons replied yes.*

*Commissioner McClure asked if we can reach out to the four businesses that were affected by the fire at the old roller rink and Ms. Simmons stated that one of those businesses received a FASBA award and she believes they reached compliance prior to the fire. Mr. Cleveland added he met with the neighboring business and they suffered smoke and heat damage. He continued; their insurance will take care of it. Ms. Mooney suggested we make them aware of the loan programs we offer. Ms. Bloom will reach out. Commissioner Zimmerman stated they need to be relocated and get back up and running.*

## **XI. Executive Session**

*Mr. Belding requested a motion to move into Executive Session at 9:49 AM.*



*Motion to approve- Mr. Scull  
Second- Ms. Mooney  
All in favor*

*Mr. Belding requested a motion to move out of Executive Session at 10:12 AM.*

*Motion to approve- Mr. Scull  
Second- Ms. Semonick  
All in favor*

*Mr. Belding requested a motion to approve the two FASBA awards as presented.*

*Motion to approve- Mr. Scull  
Second- Ms. Mooney  
All in favor*

**XII. Next Meeting – March 8, 2022**

**XIII. Adjournment**

*Mr. Belding requests a motion to adjourn the meeting at 10:14 AM.*

*Motion to approve- Ms. Semonick  
Second- Mr. Scull  
All in favor.*

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on March 8, 2022.

  
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Chairman, Greene County Industrial Development Authority

  
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Vice Chairman, Greene County Industrial Development Authority

  
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Secretary, Greene County Industrial Development Authority