

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes March 8, 2022

I. The meeting was called to order at 9:00 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

Crystal Simmons, CDBG/HOME Director

Jeremy Kelly, Planning Director

Phone:

Phil Hook, Treasurer

Public:

Greg Firely, BCES Sr. Project

Manager/Environmental Scientist, AMO

Environmental Decisions

II. "If a potential conflict exists, you are duty bound to disclose."

III. Approval of Minutes – February 8, 2022

Mr. Belding requested a motion to approve February 8, 2022 Meeting Minutes.

Motion to approve- Mr. Hook

Second- Mr. Scull

All in favor.

IV. Treasurers Report

a. Balance Sheet as of February 28, 2022

b. Profit & Loss as of February 28, 2022

Ms. Bloom explained the invoice provided to CDBG/HOME is for their portion of the QuickBooks license and we received the check, however, the check was deposited into an incorrect bank/account. She added, after some research it was discovered, the check was deposited into the County account it was written from and the Controllers Department will reissue the check. Ms. Bloom also stated that Greene County Land Development did pay their RLF payments through February 2022 but Pizza Italia is still behind. Mr. Scull added he was initially concerned but after some research and discussions he thinks we are helping the right person.

Mr. Belding requested a motion to approve the February 28, 2022 Treasurers Report.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

V. Deposits

Revolving Loan Payments

- a. 2/3/2022– **\$321.75**
 - i. Vending Solutions
- b. 2/3/2022 - **\$261.73**
 - i. Adam Lewis Trucking #4
- c. 2/15/2022 - **\$275.77**
 - i. Wilson Commons
- d. 2/24/2022 - **\$100.00**
 - i. Southern Comfy (Feb)
- e. 2/28/2022 – **\$300.00**
 - i. Pennsylvtucky Precision (Feb)
- f. 2/28/2022 - **\$300.00**
 - i. Pennsylvtucky Precision (Mar)

SIP

- a. 2/15/2022 - **\$1,432.13**
 - i. MRIE

Ms. Bloom explained Pennsylvtucky Precision paid both February and March payments in March due to medical issues.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC - **\$553.00**
 - i. General Services

County Budget

- a. Direct Results – **\$450.00**
 - i. GreeneScene Magazine Advertisement

Mr. Belding reviewed the invoices for payment for the Board. Ms. Bloom explained the invoice for DeHaas Law, LLC was paid from the Community Bank General account and the Direct Results invoice was paid from a line item in the IDA's County Budget.

Mr. Belding requested a motion to approve the checks for payment.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

VII. Brownfields Initiative

- a. EPA Assessment and Cleanup Grant
- b. BRAC Meeting – immediately to follow

Mr. Firely stated both grants are being reviewed by the EPA and hopes to hear about where they stand sometime in May/June. Mr. Belding asked if money is being taken from the new initiatives that have come out recently and put into these legacy programs and Mr. Firely replied yes. Mr. Firely continued they will not be creating new grants but reinvesting in the existing ones. He added he uses Mr. Belding's language when speaking to the EPA that it takes more money to invest in a country mile than an urban mile. Mr. Scull asked if there will be enough money to clean up all the rail ties and Mr. Firely replied the plan is to clean up as many as we can with the amount of money we have. Ms.

Mooney asked Mr. Firely to confirm the grants we are currently applying for and Mr. Firely replied, a \$500,000 grant with a \$100,000 match and then another \$500,000 with no match.

Mr. Belding reminded the Board of the GC-BRAC meeting that is to immediately follow.

VIII. New Business

a. SIP Compliance

- i. SEF Land, LLC (Fox Ford)**
- ii. Universal Belting Resource, LLC**
- iii. BAP Industries, LLC**
- iv. D. Moore & Son Monuments**

Ms. Bloom explained four SIP compliance reviews were emailed to the Board for review. She added that the payroll tables reflect more employees than reported and that is due to the hours worked. Ms. Bloom stated that she took the total hours and divided that into full time equivalent employees for the final numbers that she reported. Mr. Belding confirmed with Mr. DeHaas that this can be discussed in public session and he agreed.

Ms. Bloom recapped Fox Ford's first compliance. She stated a site visit was not necessary for the second compliance due to the project being completed prior to their first compliance review. Ms. Bloom added she reviewed the payroll submitted and she believes they met the requirements for their second compliance review.

Ms. Bloom also recapped Universal Belting Resource's first compliance; again, no site visit needed since the project was completed prior to the first compliance review. She added she feels they were able to meet the requirements for their second compliance review.

Ms. Bloom explained both the first and second compliance reviews for BAP Industries were approved during the August 2020 meeting. She stated she conducted a site visit and photos were taken for the file. Ms. Bloom discussed the email from Mr. Pellegrini that explains why they were not able to meet the employment requirement of their agreement. Mr. Scull added he looked through the information provided and doesn't know what to do. Ms. Mooney asked if they were open and Ms. Bloom replied yes. Ms. Mooney added they are a viable small business within Greene County and Ms. Bloom stated they are expanding their customer base and shipping to other states to help with their business. Ms. Mooney stated she would be in favor of approving compliance. She added she understands the hardships that businesses are facing and they have remained open. Ms. Mooney moves to approve with further discussion. Mr. Belding stated Ms. Mooney moves that although BAP Industries is not strictly in compliance that there are positives and to find to be in compliance for their third and final compliance. Mr. Scull asked if another follow-up review would happen and Mr. Belding replied there is a time line per the agreement and if the Board approved then they would be found in compliance.

Mr. Belding requested a motion to approve BAP Industries, LLC's third and final compliance.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor

Ms. Bloom reviewed D. Moore and Son Monuments compliance information for the Board. She indicated she feels he met the requirements of his agreement. She also mentioned he is interested in purchasing additional equipment so she

sent him information regarding the Revolving Loan and Emergency Loan programs. The Board had discussions regarding the required documentation for the loan programs since there is some hesitancy from established businesses on providing a business plan. The Board agrees there has to be some sort of structure to the process.

Mr. Belding requested a motion to approve second compliance reviews for SEF Land, LLC (Fox Ford), Universal Belting Resource, LLC and D. Moore and Son Monuments.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor

b. Wilson Commons RLF

Ms. Bloom reviewed the poll that was sent to the Board to approve the IDA as second lien holder, which it did. She added she contacted the bank to get a copy of the executed documentation and was informed Mr. Wilson placed the closing on hold and once it was rescheduled the Board would have to reconsider approving.

c. Revolving Loan Applications

i. Miller Company Electrical Contractor, Inc.

ii. John T. Subrick, Inc.

Ms. Bloom reviewed possible loan applications. Ms. Bloom explained one is for a company currently located in Fayette County looking to move to Greene County on an already owned property. She added she indicated to the applicant that Board would require some sort of lease or building permit to confirm the location. Ms. Bloom stated the other applicant has been in contact previously but never sent in the required documentation. She added once documentation for either loan was received, she would present to the Board. Ms. Bloom mentioned another business that is not listed Hydraulic Solutions is completing an application as well.

Ms. Simmons added an item that was not available prior to the agenda being sent out. She reviewed the remaining funding for the FASBA program and what could possibly be done to disburse those funds. She added that the State's guidelines have changed as of January 2022 to allow grantees to change their guidelines to make business who were opened after February 2020 eligible. Ms. Simmons mentioned there may be close to \$200,000 left to disburse. She explained part of that money would be from two checks that will be returned from previously approved recipients for various reasons. Ms. Simmons recommends creating a spin-off program for start-up businesses. The Board discussed the best way to disburse the money or determine if a business is eligible. Mr. Belding asked if we could visit this at the next meeting and Ms. Simmons replied yes and she will gather some more information to present something to the Board.

IX. Old Business

a. Solar Business Development

Mr. DeHaas stated he copied the Board on the exchange with the Solar Developer's counsel, however, there hasn't been a reply as of today. He added he will forward once he receives and reviews it. Mr. DeHaas mentioned if they are going to exercise their option, they will also need to identify the area of the subject of the lease.

b. Statement of Financial Interest

Ms. Bloom explained all forms have been received and emailed to Human Resources.

c. Robena Mine Site

Ms. Bloom stated Mills & Company made non-binding offers to two land owners in Cumberland Township.

d. Iron Senergy

Mr. Belding stated one tenant, SmartSand, had a ribbon cutting recently. Mr. Hook asked if we know how many train cars can be accommodated there and Mr. Kelly replied he knows they are expanding and the ultimate goal is to add six or seven tracks.

e. Realtor Reach Out

Ms. Bloom stated there is no update.

X. Public Comment

Mr. Scull asked if there is a review of the FASBA monies that have been sent out and Mr. Belding replied a 60- and 120-day review. Ms. Simmons added there is a form provided by the state that has to be completed and the review is done by the CDBG/HOME department.

XI. Executive Session

None

XII. Next Meeting – April 12, 2022

XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 9:55 AM.

Motion to approve- Mr. Scull

Second- Ms. Semonick

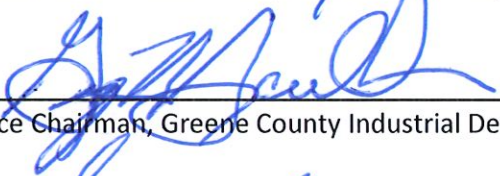
All in favor.

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 April 12, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority

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