

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes July 12, 2022

I. The meeting was called to order at 9:00 AM. Those present were as follows:

<i>Mike Belding, Chairman</i>	Phone:
<i>George Scull, Vice Chairman</i>	<i>None</i>
<i>Greta Mooney, Secretary</i>	
<i>Phil Hook, Treasurer</i>	Public:
<i>Cheryl Semonick, Board Member</i>	<i>None</i>
<i>Ernie DeHaas, Solicitor</i>	
<i>Connie Bloom, IDA Manager</i>	
<i>Crystal Simmons, CDBG/HOME Director</i>	
<i>Blair Zimmerman, Commissioner</i>	
<i>Rich Cleveland, Exec. Director County Development</i>	

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

III. Approval of Minutes – June 14, 2022

Mr. Belding requested a motion to approve June 14, 2022 Meeting Minutes.

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

IV. Treasurers Report

- a. **Balance Sheet** as of June 30, 2022
- b. **Profit & Loss** as of June 30, 2022

Ms. Bloom explained that the closing costs from the Momma Martin's Emergency Loan is included in this month's report. She added those are the only items out of normal with the report.

Mr. Belding requested a motion to approve the June 30, 2022 Treasurers Report.

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

V. Deposits

Revolving Loan Payments

- a. 6/2/2022 – **\$321.75**
 - i. Vending Solutions
- b. 6/6/2022 – **\$261.73**
 - i. Adam Lewis Trucking #4
- c. 6/9/2022 – **\$275.77**
 - i. Wilson Commons
- d. 6/13/2022 – **\$100.00**
 - i. Southern Comfy Boutique (March)
- e. 6/21/2022 – **\$200.00**
 - i. Southern Comfy Boutique (April & May)

SIP

- a. 6/21/2022 – **\$1,432.13**
 - i. MRIE

General Account

- a. 6/23/2022 – **\$459.00**
 - i. Momma Martin's Closing Cost

Ms. Bloom reviewed the deposits made within June 2022. She added that Greene County Land Development brought a check in yesterday and will be paid up through June and Southern Comfy has paid through May. Ms. Bloom explained she has called as well as emailed Adam Lewis Trucking but hasn't been able to make contact. She added that she believes the missed payment was due to the forward expiring at the post office and will continue to reach out. Ms. Bloom discussed that the SIP repayment is coming in on time with no issues.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, Services – **\$671.50**
 - i. General Services - \$350.00
 - ii. Hydraulic Solutions Closing Cost - \$321.50
- b. Bank-A-Count - **\$22.01**
 - i. Hydraulic Solutions Coupon Book
- c. CRS - **\$6.00** (ACH payment)
 - i. Momma Martin Credit Check

EPA Account (added)

- d. AMO Environmental Solutions - **\$1,480.00**
 - i. Change Order #1 Assessment Grant - \$740.00
 - ii. Change Order #1 Cleanup Grant - \$740.00

Ms. Bloom reviewed the checks for payment and that the invoices were emailed to the Board for their review. Ms. Bloom explained she received two invoices yesterday from AMO Environmental Decisions and copies were given to the Board today. She added those are for the two changes orders that were approved at a previous meeting and asked the Board to add those for approval. Mr. Belding asked if these were approved at the last meeting and Ms. Bloom replied the change orders were approved by polling the Board and ratified at the last meeting. Ms. Bloom explained these are change orders for each grant, the Assessment and Cleanup. Ms. Mooney stated these were expected and Ms. Bloom confirmed. Mr. Belding stated these have already been acted on so the checks can be processed and Ms. Bloom confirmed. Ms. Bloom added these will be paid out of the EPA Account.

Mr. Belding requested a motion to approve the checks for payment including the two invoices for AMO Environmental Solutions that were added.

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

VII. Brownfields Initiative

a. EPA Environmental Consultant Selection

Mr. Belding explained this will be tabled and discussed during Executive Session.

VIII. New Business

a. SIP Compliance

i. DQ Ricco Holdings

Ms. Bloom stated the letter the Board requested to be mailed to Mr. Ricco was sent and he sent an email requesting what he needs to do to resolve the matter, which she provided in the Board packet. She added she included the compliance review information for the Board and Mr. Scull found an error on the payroll table. She explained in the April 2021 total it should reflect 8 full time and 18 part time. Mr. Scull asked if he spent all the money and Ms. Bloom stated he spent the money that was provided to him, which was \$18,750 but his total award was \$45,000. Ms. Mooney stated that in her experience a form was provided acknowledging the facts of the last disbursement and the balance was reclaimed by the County. Ms. Mooney suggested providing a waiver for signature. Ms. Bloom will prepare a waiver for Mr. Ricco's signature. Mr. Hook inquired if the remaining balance is due to the project coming in under budget and Ms. Bloom replied, no the parking lot was not paved so project did not get completed. Ms. Bloom added that once the waiver is signed, she will bring the compliance back to the Board.

b. Greene County Chamber of Commerce Ad

i. Membership Directory

Ms. Bloom explained she received an email from the Chamber regarding an ad for the membership directory. Ms. Bloom added in the previous directory the IDA purchased a full-page ad for \$250. She discussed the previous directory was 76 pages and 600 copies were printed. Ms. Mooney asked if there are other options and Ms. Bloom stated yes there are other ad sizes. Ms. Bloom said there are numerous sizes from full page, half page to quarter page. Ms. Mooney suggested keeping the presence in the book but shrinking the ad size and Mr. Hook agreed. Ms. Bloom stated she will get prices. Mr. Hook asked if the IDA has an advertising campaign and Ms. Bloom replied we have the Facebook page and have had articles in Greene Scene magazine. Mr. Scull suggested making a decision on the size so Ms. Bloom doesn't have to bring it back in front of the Board. He recommended half page ad.

Mr. Belding requested a motion to approve a half page ad be placed in the Chamber of Commerce membership directory with a cost of no more than \$250.00.

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

c. 2021 IDA Audit

Ms. Bloom discussed the 2021 IDA audit has taken place and some information has been requested and once a few items are finalized she assumes Cypher & Cypher will come in and present the information to the Board.

i. FASBA

Ms. Simmons stated this will need to be discussed during Executive Session.

IX. Old Business

a. Solar Business Development

Mr. DeHaas stated the status is the same. He added the option deadline is coming up so they will have to do something by that time. He added he hasn't heard from them since we indicated the language was acceptable. Ms. Bloom stated she touched base with Ms. Boyd and she indicated they will be renewing the option for another year because they are waiting on legislation and PJM. Mr. Scull mentioned the RDA received a rather attractive offer for the piece of property the RDA gave the IDA first refusal. Mr. Hook asked what legislation are they waiting on and Ms. Bloom replied community solar legislation and PJM interconnection amendments.

b. Robena Mine Site

Ms. Bloom stated she does not have any updates from Mr. Mills and is unsure if Mr. Cleveland has any. She added in the last meeting it was discussed that he was still moving forward and was planning to come and meet with the Commissioners to give an update. Mr. Cleveland said he spoke with Mr. Mills three weeks ago and he wants to reconnect and update the County.

c. Iron Senergy

i. PEDFA

Mr. DeHaas stated the attorney he has been working with indicated the closing could take place this Friday. Ms. Bloom added that they requested information regarding the process for the wire transfer and also a copy of the PEDFA application that was submitted. She stated she has reached out to Delta and will forward the requested application when she receives.

X. Public Comment

None

XI. Executive Session

Mr. Belding requested a motion to enter into Executive Session at 9:23 AM.

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

Mr. Belding requested a motion to exit out of Executive Session at 10:28 AM.

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

Mr. Belding requested a motion to approve FASBA applications Number 55 contingent upon financial review and Numbers 56 through 59.

*Motion to approve- Ms. Mooney
Second- Mr. Hook
All In favor*

Mr. Belding requested a motion to approve AMO Environmental Decisions as the consultant for the EPA grants based upon the scoring criteria.

*Motion to approve- Ms. Mooney
Second- Ms. Semonick
All In favor*

XII. Next Meeting – August 9, 2022

XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 10.31 AM.

Motion to approve- Mr. Scull

Second- Mr. Hook

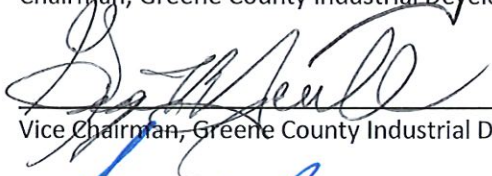
All in favor.

MEETING MINUTES CERTIFICATION

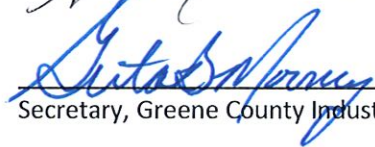
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on July 19, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority