

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes August 9, 2022

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

Mike Belding, Chairman

**Phone:**

George Scull, Vice Chairman

None

Greta Mooney, Secretary

Phil Hook, Treasurer

**Public:**

Cheryl Semonick, Board Member

Greg Firely, AMO Environmental Decisions

Ernie DeHaas, Solicitor

Connie Bloom, IDA Manager

Crystal Simmons, CDBG/HOME Director

Rich Cleveland, Exec. Director County Development

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

### III. Approval of Minutes – July 19, 2022

Mr. Belding requested a motion to approve July 19, 2022 Meeting Minutes.

Motion to approve- Mr. Hook

Second- Mr. Scull

All in favor.

### IV. Treasurers Report

a. Balance Sheet as of July 31, 2022

b. Profit & Loss as of July 31, 2022

Ms. Bloom discussed the fee for the PEDFA application for Iron Cumberland was received. She explained a few of the Revolving Loan payments that were late have been paid, however, they are not reflected on this report because payment was received in August but wanted the Board to be aware. Ms. Bloom added she has reached out to Pizza Italia but has not been able to get in contact with Mr. Gresko. Ms. Bloom mentioned she included the County's budget through June for the IDA. Ms. Mooney asked if the new EPA grants would be deposited in the current item number 1060. Ms. Bloom stated she doesn't think so she would open a new checking account. Ms. Mooney stated we will be starting fresh and this is the account that we will use. Ms. Bloom stated there is a balance from an administrative draw that was incorrect and part of it was used to pay the RFQ advertisement as well as the two change orders for AMO. Ms. Bloom stated she can look into zeroing out that account prior to the new grants. Mr. Firely asked if the IDA plans to have one account for both grants and Ms. Bloom stated she wasn't sure since this is her first time handling the grants. Mr. Firely suggested having two separate accounts and Ms. Bloom asked if the intent is for two checking accounts or two accounts in QuickBooks to track the grant. Ms. Mooney stated she would possibly handle it ledger-wise. Mr. Firely stated he feels we will need two checking accounts per the cooperation agreement with the EPA. Ms. Mooney asked if we have had

multiple grants before and Mr. Firely stated not many people in the country have received two grants before. Mr. Firely recommended checking with Mike Taurino to see the requirements. Mr. Belding added it would be much simpler if money goes in and comes out with specific requirements. Ms. Bloom inquired if she is to open two checking accounts and Mr. Firely stated you can keep the current EPA account as long as it is zeroed out and continue to use it for the Assessment Grant. Ms. Mooney stated we would need to see what we can use the current balance for and zero it out so we are not convoluting the waters. Ms. Simmons stated we can draw that money down because it was a previous draw down for administration. Ms. Mooney asked if we move it to the general fund doesn't that muddy the waters and Ms. Simmons stated that it should have been done previously. She added that it was drawn down and should have been moved to the general fund to pay for EPA expenses that weren't necessarily charged to the grant. Ms. Mooney stated that we are comfortable to move the \$1,200 from the EPA account to the general account and start with the new EPA grant in the current account. Ms. Simmons stated there is documentation to show where the draw was done and the allocations and she will get that information to Ms. Bloom. Ms. Bloom mentioned she will get with First National Bank for the requirements to open the new accounts. Ms. Simmons stated to confirm the new account is a non-interest-bearing account.

Mr. Belding requested a motion to approve the July 31, 2022 Treasurers report.

Motion to approve- Ms. Mooney  
Second- Ms. Semonick  
All in favor.

#### **V. Deposits**

##### **Revolving Loan Payments**

- a. 7/5/2022 – \$600.00
  - i. Pennysltucky Precision (June & July)
- b. 7/5/2022 – \$321.75
  - i. Vending Solutions
- c. 7/7/2022 – \$275.77
  - i. Adam Lewis Trucking #4 (June)
- d. 7/12/2022 - \$700.00
  - i. Greene County Land Development (May & June)
- e. 7/14/2022 - \$275.77
  - i. Wilson Commons
- f. 7/26/2022 - \$523.46
  - i. Adam Lewis Trucking #4 (July & Aug)

##### **SIP**

- a. 7/29/2022 – \$1,432.13
  - i. MRIE

##### **General Account**

- a. 7/14/2022 – \$75,000.00
  - i. PEDFA Application Fee
  - i. Iron Cumberland
  - ii.

Ms. Bloom stated all the Revolving Loan payments were caught up through July except for Pizza Italia. She added she mailed letters to two separate businesses that were in arrears to notify them if they don't get caught up, they could move into default and both of those businesses are caught up through their July payment. Mr. Belding inquired on the current available balance and Ms. Bloom stated is believes it is around \$187,000.



## **VI. Approval of Checks for Payment**

### **General Account**

- a. DeHaas Law, LLC, Services – **\$879.00**
  - i. General Services - \$420.00
  - ii. Momma Martin's Closing Costs - \$459.00

*Ms. Bloom reviewed the check for payment and that the invoice was emailed to the Board for their review. Ms. Bloom explained the closing costs for Momma Martin's is a wash. Ms. Bloom explained that Momma Martin's paid the closing costs to the IDA and we are cutting a check for DeHaas Law.*

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

*Motion to approve- Mr. Hook*

*Second- Mr. Scull*

*All in favor.*

## **VII. Brownfields Initiative**

- a. EPA Environmental Consultant AMO
  - i. Professional Services Agreement – Assessment Grant
  - ii. Professional Services Agreement – Cleanup Grant
- b. CONNECT Explorer Access
- c. GC-BRAC Meeting – September 13, 2022

*Ms. Bloom explained copies of both professional services agreements were included in the Board's packets and are included in the signature folder. She added there is also a request for access to CONNECT Explorer. Mr. Belding reviewed that the agreements are prepared for the IDA's signature and that it was reviewed with the County's Solicitor to confirm the agreements are to be signed by the IDA and not the Commissioners. Mr. Belding confirmed that this is for signatures only because the Board took action at the Special Meeting and Ms. Bloom stated the action was taken at the regular July meeting. Mr. Belding stated the contract is approved; these are just for signatures. Ms. Mooney inquired if these are standard professional services agreements and that the pricing is a page from AMO's submittal. Mr. Firely confirmed. Ms. Mooney confirmed the pricing adjustment is reflected on these agreements and Mr. Firely agreed. Mr. Firely added he mistakenly did not send the adjusted pricing when the agreements were sent over and Ms. Bloom pointed out that it needed the updated pricing.*

*Mr. Belding stated CONNECT Explorer is a GIS product and a motion can be entered to approve access to AMO. Ms. Mooney asked this is access to our tax maps (Pictometry) and Ms. Bloom confirmed. Ms. Simmons added they removed all users and asked that a user show purpose to be given access. Mr. Belding stated there is a process currently to clean up who has access and solidifying all the data and organizing. Mr. Scull mentioned we do not charge for this data and Mr. Belding stated there are items for sale and items to share. Mr. Belding added that if it is cooperative in nature there is not charge but if it is for profit then there will be a charge. He gave examples that if a municipality wants to put in a water, sewer or map out what they currently have that is cooperative, however, if someone comes in to do a development for profit, then we would charge. Mr. Scull stated he agrees with that. Ms. Mooney asked if it is through the GIS Department how are we granting access and Mr. Belding replied it is a recommendation not to charge AMO. Ms. Simmons stated it is acknowledging that AMO is using the program for County purposes.*



*Mr. Belding requested a motion to approve AMO Environmental Decisions as a user on the GIS product.*

*Motion to approve- Mr. Hook*

*Second- Ms. Mooney*

*All in favor.*

*Mr. Belding stated the next BRAC meeting will be September 13, 2022.*

*Mr. Belding discussed that Mr. Firely is attending the meeting in person at the request of the Board. Mr. Belding indicated he and Mr. Firely have had a conversation since the Special meeting and we are still waiting the FOIA request from the EPA regarding the email that no one understood the origin or intent of. Mr. Belding added several people have reached out to Ms. Branche but have not heard back and that one of our issues is that we don't know who she is or how she plays a role in approving grants. Ms. Mooney confirmed that Mr. Belding has explained to Mr. Firely what our concerns are and Mr. Belding stated he and Mr. Firely discussed who Stephanie was. Ms. Mooney asked if Mr. Belding mentioned that a letter came and that there are concerns and Mr. Belding confirmed. Ms. Mooney discussed she was on the committee and she informed the Board because the letter was concerning and alluded to something she was unaware of, hence she shared it with the entire Board. She added she is unsure what role Ms. Branche has with the EPA plus she was listed as a reference on AMO's proposal. Mr. Firely stated Ms. Branche was the Project Officer for Greene County and he has worked with her for eighteen years. He added when she works with people who don't know what they are doing it makes her job difficult. Mr. Firely mentioned she pushed for Greene County to be re-awarded, therefore how Greene County operates comes back on her. He explained she has been temporarily reassigned to Environmental Justice. Mr. Firely stated in Ms. Branche's experience when deadlines are extended in rural areas it usually leads to bad things and Ms. Branche noticed Greene County extended the deadline. Ms. Mooney asked how she was aware and Mr. Firely replied, it was advertised. Ms. Mooney stated it was not advertised in the paper it was only posted electronically, so that means she monitors our Facebook page and Mr. Firely replied she keeps on eye on the grants she personally tries to get awarded. Mr. Firely explained the process on how grants get awarded they get graded in different regions and she selects the ones that get graded. Ms. Mooney explained she pushed for the week extension since there was time, three people in the room when it was discussed, it was not advertised in the paper so she was curious on how Ms. Branche became aware. Mr. Firely stated she takes great concern in areas she put her neck on the line. Ms. Mooney commented that her letter was unprofessional and asked Mr. Firely if she is professional in other ways. Ms. Mooney added she doesn't know her but it was unprofessional and threatening and she was curious as to why it came out. Mr. Firely stated he didn't see it so he would have to take Ms. Mooney's word for it and Commissioner Belding indicated the same thing regarding the letter. Ms. Mooney stated the letter is what caused all the issues and there are still some questions out there. She added there is supposed to be some information coming and Mr. Belding stated they asked for thirty days. Ms. Bloom stated the date was August 12<sup>th</sup>. Mr. Hook asked if we could give a copy of the email to Greg and Mr. Belding stated it is public record. Mr. Hook added that it severely impacted our decision-making process, it was extremely unprofessional and if you have any contact with her in the future you should make her aware of the situation she caused. Mr. Firely stated he would make her aware. Mr. Scull agreed with Ms. Mooney and Mr. Hook that the letter was very unprofessional and there was information she had that she should not have known about. He added that it troubles him that there was mention of a publication that didn't happen. Mr. Firely asked if it was announced anywhere that there was an extension and Ms. Mooney added we did not readvertise in the newspaper but reached out to the people that had inquired late and posted on our Facebook page. Ms. Bloom stated it was added to the IDA's Facebook page and believe it was shared to the Commissioners Facebook page. Ms. Simmons inquired if it was on the website and*



Ms. Bloom replied no. Ms. Mooney stated she finds it shocking that she would monitor it for a week. She added that it is surprising Ms. Branche would be that professional and diligent there and then write a letter of that nature. Ms. Simmons explained we contacted several firms to let them know of the extension as well. Ms. Mooney indicated she was aware there was some hand calling that took place as well. She added she knew Mr. Cleveland reached out and that a few had call in to Ms. Bloom. Ms. Bloom explained it was prior to the deadline that she received the calls but not enough in advance to get us a proposal. Mr. Cleveland provided a copy of the email for Mr. Firely to read and Mr. Firely stated he can see why the Board is upset. Ms. Mooney explained that she was the only Board member on the committee and some of the suggestive information that was included needed to be shared with the rest of the Board. Mr. Scull asked Mr. Firely what his interpretation of the letter is and Mr. Firely replied to select someone that has experience with Brownfields and that Ms. Branche has worked with people who have hired friends and family. Mr. Scull stated he feels it is a reflection on Greene County and there is an underlying accusation. He added his interpretation was that the letter indicated that the IDA needs to choose AMO or else. Mr. Scull explained the relationship AMO has with the County and the EPA is all positive. Mr. Firely stated he doesn't appreciate Mr. Scull insinuating the letter is reflected on him since the letter doesn't mention him or AMO. He added he has known Ms. Branche for a long time and isn't surprised by the letter. Ms. Mooney asked if the letter fits her character and Mr. Firely replied absolutely. Ms. Mooney stated it has a threatening tone and Mr. Firely stated it does read like something she would write. Ms. Mooney added as the only Board member on the committee, I didn't know anybody who submitted other than Mr. Firely from the IDA meetings and the other submittal only on paper. She stated that the email was suggesting that someone involved had a connection and it seemed as Ms. Branche had information she didn't. Mr. Firely stated that any time there is an extension it personally raises a red flag for Mr. Branche. Ms. Mooney explained she tried to call Ms. Branche and left a message as to who she was and needed some clarity but never received a return call. Mr. Firely offered to try and find out and Ms. Mooney stated several have and none have received a return call. Mr. Firely inquired if anyone has heard from the EPA and Mr. Cleveland stated he did. Ms. Simmons also had a call from Mr. Taurino. Mr. Firely confirmed there was follow up from the EPA and Ms. Bloom added only after a call was made to the congressman. Mr. Firely asked what the follow up was and Mr. Cleveland replied to have someone contact us because Ms. Branche wouldn't get back to us. Ms. Simmons added Mr. Taurino apologized and that it shouldn't have happened. Mr. Firely commented that the EPA did follow up and Ms. Mooney explained no initially, that is took several higher up the chain calls to have someone return a call and Ms. Branche never did. Ms. Mooney added that she was not the only one who reached out to Ms. Branche and she didn't return any of those calls. Mr. Firely stated but Suzanne and Mike from the EPA did reach out and Mr. Hook said after a month. Ms. Mooney added weeks later after calls to high up politicals. Mr. Cleveland stated that the EPA indicated they were looking into the issue. Mr. Firely stated that the EPA did respond and what did they say caused the letter. Ms. Mooney stated they haven't and that it is still the unknown. She added still the cloudy area is what triggered the letter but the IDA has moved on because there was no other option but to move forward and if Ms. Branche would have picked up the phone and had a conversation it may have been cleared up. Mr. Firely offered to find out more about the issue. Ms. Bloom confirmed no action is needed to sign the agreements and Mr. DeHaas replied the proposals were accepted and they included the execution of the agreements. Ms. Mooney commented the reason for the request for Mr. Firely to be present at the meeting was to give him background and he thanked the Board because he was confused as to what was taking so long. Mr. Scull asked if Mr. Firely understood the Board's concern and Mr. Firely stated he understands completely. Mr. Firely added he was annoyed because he wanted this settled a month ago so we could get started and get some of those rail ties cleaned up before winter and Ms. Mooney stated so were we. Mr. Firely agreed this muddies the water and he doesn't want it to be a reflection on any work he has done here in the county.



## VIII. New Business

### a. Mather Gateway

#### i. NJR Extension

*Ms. Bloom explain the letter she received from NJR is included in the Board packet and they are going to extend the option for another year. She added this is due to PJM and some legislation that has not been passed. Ms. Bloom stated that and ACH payment of \$10,000 will be received in the next couple of weeks per the agreement. Ms. Bloom mentioned she spoke with Ms. Boyd and NJR is still very interested in the project and inquired about Hatfield Power Plant. Mr. Firely inquired if he can contact NJR to get some plans or designs and Ms. Bloom stated she doesn't think they have moved forward with anything due to the delays. Ms. Mooney added the next part of the agreement is the site plan. Mr. DeHaas explained there is an option agreement and a proposed lease agreement which included the actual site. He continued before the IDA will sign a lease NJR would have to specify the site. He explained they have the option to extend for one year period for up to three times. Mr. DeHaas stated we have a structure of a lease but not the area of the lease. Mr. Firely explained it would be helpful to get a concept to be able to try to remove the rail ties. He added we may not be able to get them all out but at least get them out of NJR's way. Mr. DeHaas explained they are not focused on that area; they are more focused on the gob pile.*

*Mr. Belding requested a motion to accept the one-year option extension as proposed.*

*Motion to approve- Mr. Scull*

*Second- Ms. Semonick*

*All in favor.*

*Mr. Belding inquired if Ms. Boyd gave an update on the progress and Ms. Bloom replied that she did not other than it is in the legislature. Ms. Bloom added Mr. Kelly provided a presentation on PJM timelines from another company and once Ms. Bloom confirms it is ok to share it with the Board, she will provide it. Ms. Bloom mentioned that Ms. Boyd did indicate they were interested in Hatfield Power Plant.*

### b. Greene Scene Magazine

#### i. Business Spotlight Ad

*Ms. Bloom discussed the Business Spotlight advertisement opportunity with the Greene Scene Magazine. She added that the pricing sheet is included as well. Ms. Bloom mentioned an ad will be placed in the Chamber booklet and mailed to all their members. Mr. Scull inquired the cost of a quarter page ad and Ms. Bloom replied \$550 and an eighth page ad is \$345. Mr. Belding stated that includes a photo or advertisement and an article. Mr. Scull stated he doesn't feel it is worth it for the IDA. Ms. Bloom mentioned that the Greene Scene magazine goes to every resident in the County and the Chamber booklet goes to all Chamber members. Mr. Scull stated he doesn't feel the Greene Scene reaches the IDA's target audience. Ms. Simmons stated Conway Data has reached out to the IDA and we have advertised with them before. She added the target market is not necessarily just Greene County; but developers from other counties. Ms. Mooney asked if we could look into having flyers developed and send out a direct mail to all verified businesses. Mr. Scull feels that focus needs to be less generalized. Mr. Hook asked if there is a conference specific for the IDA and Mr. Firely replied Pennsylvania Economic Development Association. Ms. Mooney stated we need to go to a convention with developers more than other authorities. Mr. Scull stated he is not in favor of placing an ad in the Greene Scene magazine.*



IX. Old Business

a. SIP Compliance

i. Ricco DQ Holdings, Inc.

*Ms. Bloom explained that Mr. Ricco signed the Cease Disbursement form for the remaining \$27,150.00 on July 13<sup>th</sup> and the updated final loan amount is \$17,850.00. She added the updated information was included in the Board packet.*

*Mr. Belding requested a motion to approve the firsts compliance review for Ricco DQ Holdings, Inc.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Hook*

*All in favor.*

b. FASBA Compliance Spreadsheet

*Ms. Simmons explained that the compliance is moving along and will update the Board as to when the spreadsheet will be ready. She added the final disbursements are delayed due to the State's accounting system and it is being worked through. Ms. Simmons mentioned she wanted to make the Board aware since there has been a delay in disbursing the money to the last four or five approved businesses. Ms. Simmons stated the last business the Board approved for \$16,000 has declined to accept that money and now the Board needs to decide what to do with that money. She added there is one other business, who had previously applied and is eligible to receive this funding but she has reached out and cannot get in touch with them. Ms. Simmons mentioned the other option is to have the money reabsorbed by the State. She explained there is another business who had inquired previously. Ms. Simmons added they are a special circumstance because they have one business who operates numerous locations and the Boards has approved a similar business. She explained their Waynesburg location lost funds and she would need to re-evaluate this business. Ms. Simmons stated he doesn't run the locations individually, but he does. She added he keeps the Morgantown and Waynesburg employees separate. Mr. Firely inquired if AMO would be eligible to apply and Ms. Simmons asked he if would be relocating to Waynesburg within a year and Mr. Firely replied 76 Richhill St. Ms. Simmons then asked if they have been in operation for more than a year and he confirmed. Ms. Simmons then inquired if they had a loss from 2019 to 2020 and Mr. Firely stated they did not. Ms. Mooney asked for clarification on the fact that this business has multiple businesses but operates under one book. Ms. Simmons stated she is confused and don't think she would be able to answer. Ms. Mooney inquired that the Board has awarded to a business like this before and Ms. Simmons stated not exactly like this. Ms. Mooney asked if the Board has awarded to businesses that have multiple facets but one set of books and the same EIN number. Ms. Simmons replied no they all have their own EIN number. Ms. Simmons added she doesn't feel this business has a separate EIN number and Ms. Mooney indicated her concern is if there is one EIN and multiple locations and we are to be tracking PPP and other grants are we showing the same money multiple time and making businesses more whole because we are using the same information over and over again. Ms. Mooney stated she wants to confirm we have not given out to the same EIN multiple times and Ms. Simmons stated we have not done that. Mr. Hook stated if it is the same EIN, we shouldn't considerate. Mr. Scull explained he would like to see the number that the Board approved, the company name, the EIN number, amount awarded, and the requirements. Ms. Simmons requested Mr. Scull provide to her the information on the spreadsheet he would like to see because she has a completely different compliance spreadsheet. Mr. Scull indicated he has recently read that there are COVID funds being scammed and he wants to keep Greene County clean. Ms. Mooney stated she would like to see who all has been helped by this funding and wants to confirm the businesses indicated all the funding they have received if they have multiple EIN or*

locations. Ms. Simmons added it was also confirmed they also have a personalized DUNS number as well. Mr. Belding explained the consensus is to turn the \$16,000.00 back in.

Mr. Belding requested a motion to approve to return the \$16,000.00 of FASBA to the State.

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

c. Robena mine Site

Mr. Cleveland stated the last he heard was he would be in town and wanted to meet with the Commissioners.

d. Iron Senergy  
i. PEDFA

Ms. Bloom mentioned she discussed receiving the payment for the PEDFA application during the Treasurer's report.

**X. Public Comment**

None

**XI. Executive Session**

Mr. Belding requested a motion to enter into Executive Session at 10:00 AM.

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

Mr. Belding requested a motion to exit out of Executive Session at 10:05 AM.

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

**XII. Next Meeting – September 13, 2022**



**XIII. Adjournment**

*Mr. Belding requests a motion to adjourn the meeting at 10:06 AM.*


*Motion to approve- Mr. Hook*

*Second- Mr. Scull*

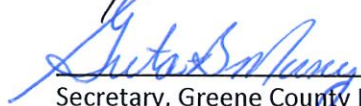
*All in favor.*

**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 September 13 2022.

  
\_\_\_\_\_  
Chairman, Greene County Industrial Development Authority

  
\_\_\_\_\_  
Vice Chairman, Greene County Industrial Development Authority

  
\_\_\_\_\_  
Secretary, Greene County Industrial Development Authority

