

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes October 11, 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	None
Connie Bloom, IDA Manager	
Crystal Simmons, CDBG/HOME Director	
Rich Cleveland, Exec. Director County Development	
Blair Zimmerman, Commissioner	

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

III. Approval of Minutes – September 13, 2022

Mr. Belding requested a motion to approve the September 13, 2022 Meeting Minutes.

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

IV. Treasurers Report

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

Ms. Bloom stated included in the Board's packet this month is the standard treasurer's report as well as tables for both the Cleanup grant and Assessment grant. She reviewed the tables and the information provided on the Cleanup and Assessment grants. Ms. Mooney mentioned she requested this information be included to make it easy to follow since she came in during the middle of the previous grant and had a hard time understanding the information. Ms. Bloom discussed that the two checking accounts are open, the signature cards have been signed and checks have been ordered. Mr. Belding added this will streamline the process and make it clean. Ms. Bloom stated there are two line items added to the QuickBooks report for the two new EPA grants as well.

Mr. Belding requested a motion to approve the September 30, 2022 Treasurers report.

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

V. Deposits

Revolving Loan Payments

- a. 9/6/2022 – **\$300.00**
 - i. Pennsylvlucky Precision
- b. 9/6/2022 – **\$321.75**
 - i. Vending Solutions (Sept)
- c. 9/9/2022 – **\$261.73**
 - i. Adam Lewis Trucking #4
- d. 9/9/2022 - **\$275.77**
 - i. Wilson Commons
- e. 9/12/2022 - **\$299.25**
 - i. Hydraulic Solutions & Machine Fabrication (Sept)
- f. 9/15/2022 - **\$100.00**
 - i. Southern Comfy Boutique (Aug & Partial Sept)
- g. 9/28/2022 - **\$341.87**
 - i. Momma Martin's
- h. 9/28/2022 - **\$321.75**
 - i. Vending Solutions (Oct)
- i. 9/30/2022 - **\$299.25**
 - i. Hydraulic Solutions & Machine Fabrication (Oct)

SIP

- a. 9/12/2022 – **\$1,432.13**
 - i. MRIE

EPA Cleanup Account

- a. 9/12/2022 – **\$100,000.00**
 - i. Country of Greene Grant Match

General Account

- a. 9/19/2022 – **\$325.00**
 - i. JCNH Rentals Closing Costs
- b. 9/19/2022 - **\$484.00**
 - i. Mankind Gentleman's Cuts Closing Costs
- c. 9/27/2022 - **\$250,000.00**
 - i. County of Greene Advance for Revolving Loan Fund

Ms. Bloom stated there are three Revolving Loan recipients who are behind; Southern Comfy, Greene County Land and Pizza Italia. She added she did reach out to Mr. Gresko and he is trying to do all that he can to stay open and will send in a payment when he can. Ms. Bloom reminded the Board that he had some medical issues and his mother who was the business partner, passed away. She added that he was able to pay off his second Revolving Loan he had through the IDA and that he is still trying to sell the business and when he does his intentions are to pay off this loan. Mr. Scull stated he appreciated the follow up and feels Mr. Gresko is trying. Mr. Belding asked if it is actively for sale and Ms. Semonick replied it was but not sure if it is still listed on the multi-list. Ms. Bloom reviewed the EPA and General account deposits.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, Services – **\$1,109.00**
 - ii. General Services \$300.00
 - iii. JCNH Rentals Closing Costs \$325.00
 - iv. Mankind Gentleman's Cuts Closing Costs \$484.00

b. Credit Reporting Services - \$24.00 (Ratify ACH payment)

- v. JCNH Rentals \$12.00
- vi. Mankind Gentleman's Cut \$12.00

EPA Assessment Grant Account

- a. AMO – \$1,080.00**
 - i. Quality Assurance Program Plan Development
 - ii. Quality Management Plan Development

EPA Cleanup Grant Account

- a. AMO – \$2,780.00**
 - i. Quality Assurance Project Plan Development
 - ii. Quality Management Plan Development

Ms. Bloom reviewed the checks for payment and that the invoices were emailed to the Board for their review.

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

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

VII. Brownfields Initiative

- a. Assessment Grant
 - i. Quality Management Plan
 - ii. Quality Assurance Program Plan
- b. Cleanup Grant
 - i. Quality Management Plan
 - ii. Quality Assurance Project Plan

Ms. Bloom explained the quality management plans and the quality assurance plans for both grants are being developed and should be completed sometime in October. Ms. Mooney inquired if we will be able to go out to bid for the cleanup this year and Ms. Bloom stated it should be this year. She added we can move forward with the bid process prior to these plans being approved by the DEP. Ms. Mooney mentioned going out to bid this year with action next year and Ms. Bloom confirmed. Mr. Cleveland suggested Ms. Bloom review the three areas included in the plans for Board approval. Ms. Bloom discussed the individuals needing to be identified are a Brownfield Program Manager, Quality Assurance Manager and Program Manager. She added with the Boards approval Greg Firely will be the Program Manager, Rich Cleveland will be the Quality Assurance Manager and she will be the Brownfields Program Manager. Ms. Bloom explained the Brownfield Program Manager will be in daily contact with the Program Manager and the Quality Assurance Manager is separate from the chain of command and can report potential concerns without repercussions to a higher level.

Mr. Belding requested a motion to approve Rich Cleveland as Quality Assurance Manager, Connie Bloom as Brownfield Program Manager and Greg Firely as Program Manager.

Motion to approve- Mr. Scull

Second- Mr. Hook

All in favor.

VIII. New Business

a. Marketing

i. Chamber of Commerce Email Blast

Ms. Bloom stated the Chamber of Commerce email blast menu is included in the Board's packet. She added to sponsor an email blast for a month the cost would be \$100. Ms. Mooney stated she has done the weekly eblast and has had good response from them. Mr. Belding added the price is reasonable and Ms. Mooney mentioned you would be reaching the desired market.

Mr. Belding requested a motion to approve the email blast sponsorship for the month of November 2022.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

b. SIP Compliance Update

i. Boondocks Sales, LLC

Ms. Bloom explained during the last meeting it was required for Mr. Razillard to apply for his dealership license and he sent an email on Sunday with proof of the signage and confirmation he applied. Mr. Belding added he did clean up his parking lot of the used equipment. Ms. Bloom mentioned per the Board's decision last month his compliance review period would start as of October 9, 2022, the date he submitted his application. Mr. Hook added he feels the Board has been exceedingly understanding. Mr. Belding suggested sending a letter detailing the start of his new compliance date and his requirements to be in compliance with no future exceptions.

IX. Old Business

i. FASBA

Ms. Simmons provided the Board with the FASBA compliance spreadsheet and explained all but \$16,000 of the grant has been exhausted and the State has asked that a close look be taken at businesses who were denied to ensure we can not award it. She added she recognizes the Boards concerns about approving a business that had not previously applied or change the guidelines. Ms. Simmons continued there is only one business that she found that could benefit and be eligible to follow the exception criteria for those businesses who were only open in the last quarter of 2019. She explained this particular business owner quit her job right before COVID to be able to work full time in her business. Mr. Scull asked what is the type of business and Ms. Simmons replied commercial embroidery. Mr. Belding stated he sees the States concern, but his concern is are we trying to fit a square peg into a round hole. Ms. Mooney agreed. She added she

feels that we are trying to mold something to work. Mr. Scull agreed and is aware of another business that was denied and maybe shouldn't have been. He added the amount awarded is \$1.5 million and we are only giving back \$16,000. Mr. Hook stated it could jeopardize the entire process if we start mixing stuff around. Mr. Belding asked if the money is recouped by the State if there is a negative impact and Ms. Simmons stated not necessarily. Mr. Cleveland asked if there were any businesses that didn't get the full \$50,000 that we could reach back out to and Ms. Simmons explained if they didn't receive the full amount that means they were not eligible for the full amount.

Mr. Belding requested a motion to return the \$16,000 of the remaining FASBA funds back to the State.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

Ms. Mooney asked how the Airport Restaurant had a retention of one employee when they have not been opened. Ms. Simmons replied the State's guidelines were not as strict as the County's and the State was not going to support a recapture. She added as long as the business stayed open during COVID it didn't matter if they closed and the date was the date, they submitted the application. Ms. Mooney inquired if all of the businesses pay payroll in Greene County and Ms. Simmons replied yes. Ms. Mooney then asked if it shows two part-time employees are those two employees working in Greene County on a regular basis. Ms. Simmons responded they are Greene County residents and she is not confirming that they work in Greene County but the business is located in Greene County. Ms. Mooney stated she is looking at the FAST Center in Gray Township; they are infrequently open and there is no one that works there on a regular basis. She added it opens doors when you see the names, which is why the blind reviews are done. Ms. Simmons stated that paperwork was submitted and was reviewed. Ms. Mooney stated there is no one there 90% of the time. Mr. Hook and Ms. Mooney discussed as long as they are paying payroll taxes and LST then the community is benefiting. Ms. Semonick asked where Adam Lewis Trucking is located and Ms. Bloom replied Carmichaels. Ms. Simmons added near the auto sales there is a truck staging area. Ms. Semonick asked the difference between Nakita Lodging and Nakita Lodging II. Mr. Hook stated one owns a vacant piece of land behind the hotel. Ms. Semonick stated when she checked with the Corporation Bureau, Rumble Trucking has an address of 123 Duquesne Street in Greensboro, but they were organized out of Fayette. She asked if that means they are located in Fayette and Mr. Hook replied not necessarily. Ms. Mooney asked if Rumble Trucking and Miller Electric are the same and Commissioner Zimmerman replied no. He continued the Ice Plant is Lisa Miller, who is the wife of Miller Electrical and sister to Rumble Trucking. Ms. Simmons added the employees of Rumble Trucking are residents of Greene County. Mr. Scull stated that Rumble Trucking got to PPE loans and Mr. Belding stated that is probably why they only receive \$19,000 and Ms. Simmons confirmed. Mr. Scull asked if we ever got a building permit from Miller Electrical and Ms. Simmons stated they are in a construction building currently and construction is happening. She added supply chain issues have hit them but they are still in compliance at this point and their start date is December. Ms. Simmons stated that since their compliance period is up, she has asked them for information. Mr. Scull stated he doesn't think supply change has anything to do with obtaining a building permit and Ms. Simmons stated they have a building permit. Mr. Scull asked when they got the building permit and Ms. Simmons stated she made them get it before issuing the funds. Mr. Scull stated he felt there were discrepancies with the employee retention and creation information on the spreadsheet. Ms. Mooney mentioned the Board comes to the table with professional backgrounds within the community with knowledge that others may not have. She added that is why you do a blind review but once you are able to look at the information with the business names there are a few instances that business may have taken some liberties when completing their forms. Ms. Mooney stated that is not right and she is not sure there is a way to change that without bring bias into it. She added she would hope that the business owners would operate with the same integrity as you but that is not the way of the world. She commented she doesn't feel bad about what the program did as long as it benefited our community.

b. Robina Mine Site

Ms. Bloom stated there was no update. Mr. Cleveland stated Mr. Mills is having meetings with people within the County so he is still moving forward.

c. Mather Gateway

Ms. Bloom no update. Mr. Belding mentioned they were on a call that discussed solar projects in Pennsylvania and there are 509 applicants and 7 of those are in Greene County.

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – November 15, 2022

XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 9:54 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 November 15, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority