

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes December 13, 2022

### I. The meeting was called to order at 9:01 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 Manager*  
*Betsy McClure, Commissioner*  
*Crystal Carpenter, Program Associate*

**Phone:**  
*Greg Firely, AMO Environmental Decisions, Inc.*

**Zoom:**  
*Charlie Rupert, Cypher & Cypher*  
*Song Wang, Cypher & Cypher*

**Public:**  
*Mike Palkendo, AMO Environmental Decisions, Inc.*

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

### III. Approval of Minutes – November 15, 2022

*Mr. Belding requested a motion to approve the November 15, 2022 Meeting Minutes.*

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

*Cypher & Cypher presentation was moved to the beginning of the meeting as not to prolong their required attendance.*

*Mr. Belding introduced Mr. Rupert and Ms. Wang. Mr. Rupert reviewed the presentation that was provided to the Board. He explained the audit was completed for year end 2021. Mr. Rupert discussed the balance sheet with a net position of \$65,206. Next Mr. Rupert explained the Profit & Loss Statement with a net increase of \$70,225. Mr. Rupert asked if there were any questions and Ms. Bloom replied that the IDA only has one SIP loan in non-compliance but two were mentioned. Mr. Rupert responded he will have to go back and look at the work papers but there is no impact on the final numbers. Mr. Belding stated the one has an active payback program and is paying the IDA back monthly. Mr. Belding thanked Mr. Rupert and Ms. Wang for their thoroughness.*

*Mr. Belding requested a motion to accept 2021 audit as presented.*

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

#### IV. Treasurers Report

- a. **Balance Sheet** as of November 30, 2022
- b. **Profit & Loss** as of November 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. Ms. Bloom explained that there were discrepancies within the County's IDA budget therefore to pay the Chamber of Commerce invoice the General Account was used. Ms. Mooney asked if the SIP forgiveness amounts are reflected and removed from the balance. Ms. Bloom indicated they are not because she was waiting until the audit presentation to make the adjusting journal entries. Ms. Bloom added those will be dated December 31, 2022 and will reflect in the January 2023 reports.*

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

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

#### V. Deposits

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

- a. 11/1/2022 – **\$350.00**
  - i. Momma Martin's (Oct)
- b. 11/2/2022 – **\$261.73**
  - i. Adam Lewis Trucking #4 (Oct)
- c. 11/4/2022 – **\$321.75**
  - i. Vending Solutions
- d. 11/8/2022 - **\$261.73**
  - i. Adam Lewis Trucking #4 (Nov)
- e. 11/8/2022 - **\$261.73**
  - i. Adam Lewis Trucking #4 (Dec)
- f. 11/10/2022 - **\$299.25**
  - i. JCNH Rentals (Dec)
- g. 11/14/2022 - **\$300.00**
  - i. Pennsylvucky Precision
- h. 11/14/2022 - **\$350.00**
  - i. Greene County Land Development #3
- i. 11/15/2022 - **\$275.77**
  - i. Wilson Commons
- j. 11/29/2022 - **\$341.87**
  - i. Momma Martins (Nov)

##### **SIP**

- a. 11/21/2022 – **\$1,432.13**
  - i. MRIE

*Ms. Bloom stated the deposits are up to date with the exception of Pizza Italia and Southern Comfy. She added that Hydraulic Solutions was sent an email at the end of November to inform them their payment had not been received and the next day the November and December payments were received. Ms. Bloom explained those will be reflected next month.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, Services – **\$345.00**
  - ii. General Services \$255.00
  - iii. Crucible Property \$90.00
- b. Chamber of Commerce - **\$100.00**
  - iv. November eBlast
- c. Cypher & Cypher - **\$6,256.74**
  - v. 2021 Audit

**EPA Assessment Grant Account**

- a. AMO – **\$4,925.00**
  - i. November Invoice \$4,925.00
    - 1. Site Inventory Review, Update and Mapping

**EPA Cleanup Grant Account**

- a. AMO – **\$2,090.00**
  - i. November Invoice - \$2,090.00
    - 1. Subcontractor Outreach Bidding Documents and Quality Assurance Coordination

*Ms. Bloom stated the invoices were emailed to the Board for their review. Ms. Bloom reviewed the checks for payment.*

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

*Motion to approve- Mr. Scull*

*Second- Ms. Semonick*

*All in favor.*

*Mr. Belding requested a motion to approve the EPA Assessment Grant and EPA Cleanup Grant checks for payment.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

**VII. Brownfields Initiative**

- a. Quality Assurance Program Plan conditional approval
- b. Assessment Grant
  - i. Inventory Outreach/Canvasing
- c. Cleanup Grant
  - i. Subcontractor Advertising
- d. GC-BRAC Meeting – to follow

*Ms. Bloom stated the email giving conditional approval for the QMP from Mr. Taurino was included in the Board packet. Ms. Bloom added that the email gives AMO approval to start the field work. She continued, the Assessment Grant's inventory outreach and canvassing with start. Ms. Bloom explained Mr. Palkendo is going to review the inventory list of 25 properties during Executive Session. Ms. Bloom stated advertising for the rail tie cleanup will be taking place. Ms. Mooney asked where the advertising will be published and Ms. Bloom indicated she assumes the Observer Reporter. Mr.*



*Firely confirmed he will handle the bidding information for the rail ties. Mr. Scull asked if there are other avenues or just the Observer Reporter and Mr. Firely replied using the website and Facebook as well. Mr. Belding mentioned using our normal methods of the Observer Reporter, website, Facebook page and possibly the Conservation District. Ms. Mooney stated her goal is to reach as many as possible. Mr. Scull and Mr. Belding asked if there is a report or something that is specific to environmental that we could use and Mr. Firely mentioned PennBid which is free to local governments.*

*Ms. Bloom stated the next GC-BRAC meeting is going to follow this meeting.*

## **VIII. New Business**

### **a. Cypher & Cypher Audit**

*Discussed at the beginning of the meeting.*

### **b. 2023 Meeting Dates**

*Mr. Belding asked if there were any concerns with the dates presented.*

*Mr. Belding requested a motion to approve the 2023 IDA Board meeting dates.*

*Motion to approve- Mr. Scull*

*Second- Ms. Semonick*

*All in favor.*

## **IX. Old Business**

### **i. FASBA**

*Ms. Bloom stated that Ms. Simmons is unable to attend the meeting today but provided two handouts for the Board. Ms. Bloom added that during the last meeting a 30-day information gathering extension was granted and Ms. Simmons provided a report with additional information for Business #52. Mr. Belding asked if the Board had any questions regarding the chart that is being presented and Mr. Scull replied this is the same information that was presented last meeting. Ms. Bloom stated she believes there were only four or five businesses that were reaching their final compliance date. Ms. Mooney stated she recalls these businesses had not reached their compliance date as of last meeting but were anticipated to meet compliance. She added that she feels that this is indicating in the presenter's mind everyone is in compliance. Ms. Mooney requested a copy of the building permit that was presented originally for Business #52. Mr. Belding replied it is in the file and the revised one changing from commercial to residential is in the file as well. Ms. Bloom asked if she should have Ms. Carpenter talk with Ms. Phillips and Ms. Balazick to get a copy and Mr. Belding stated yes. Mr. Belding read a message from Ms. Simmons; as long as the job is located in Greene County a nonresident can count as a creation or retention. He continued; as long as a business is operating there is not a requirement to have a commercial building or location. Mr. Belding explained the first permit – which he stated he hasn't seen – was supposedly for a commercial building and has subsequently been changed because there are less restrictions for a residential permit. He added neither of which have been started but with there was no requirement to building per the grant. Ms. Mooney agreed but also disagreed since that was not what the Board discussed. She added it was very clear what the Board discussed; is the business moving – yes; do they have a building permit – yes; their intention is to move to the business to Greene County – yes. Ms. Mooney stated an employee working out of the back of a box trailer is not a business and she has issues with it. She added that the sentence in the second paragraph states that the permit was changed to include residential and commercial overflow and was approved and she is on the Planning Commission and*



the permit states residential so it is still misworded. Mr. Belding stated he has seen the second permit. Ms. Mooney stated that this misrepresents it and she doesn't know these individuals but they said one thing in May to get money and now that it is going to cost them and they have more restrictions to build, they are saying something different. She added that she feels that both agencies she is involved with are attempting to be manipulated. Mr. Scull agreed. Mr. Belding asked what the second agency Ms. Mooney is referencing and she said the Planning Commission. Mr. Belding agreed and stated that comes out of Cumberland. Ms. Mooney stated that unless someone can show her otherwise the money should come back; it clearly stated in the minutes in June they were going to build and had 120 days to get moved here; according to the report from Ms. Simmons they did that but in Ms. Mooney's opinion they did not. Mr. Scull added K2 Engineering issued the permit and they know it was to come through the Planning Commission and it did not. He added the Board was told there was a construction trailer on-site and he physically went down there and it was not there. Mr. Scull stated he has other information he is not willing to share in a public meeting and that confidentiality has been breeched in the County. Mr. Scull asked Mr. DeHaas his advice. Mr. DeHaas explained he will look at the documents and there are conditions that have to be met and if they aren't then repayment would be made. Ms. Bloom asked Mr. DeHaas which documents he needs and he stated the documents related to this business for FASBA. Ms. Mooney indicated her only issue with it is that the business was supposed to be moved to Greene County and it was tabled until the Board was sure they were moving and now it seems there was never real intention because of what is happening on the other side. Ms. Mooney stated looking at the permit there is a ton of information missing and empty spots and in her experience all the "t's" had to be crossed and the "i's" dotted before a permit would be issued. Mr. Belding inquired what happened in regards to the Planning Commission and Ms. Mooney stated the original permit never came before the Planning Commission only the residential permit. Mr. Scull stated he is not comfortable with the information being accurate. Ms. Mooney stated she appreciates the deadline was met with the information requested, however, in her opinion she does not agree the requirements were met and there are still misstatements being presented. Ms. Mooney explained the requirements were not met and, in her opinion, repayment is required unless other evidence is presented. Mr. Belding stated Mr. DeHaas will review the requirements and validate the legal requirements in the application for the funding has been met. Mr. DeHaas recalled reviewing the documents at the start of the program but would like to review them again, but if the Board determines those conditions haven't been met then you can take the action of having the money returned. Ms. Mooney recalled the State's guidelines were less stringent than the County's and that the intent was to help Greene County businesses. Mr. Scull stated with the different stories this has lost creditability with him.

Mr. Belding requested a motion to table the determination for Business #52 until Mr. DeHaas has a chance to review.

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

**b. Robina Mine Site**

Ms. Bloom stated there was no update. Mr. Belding added the data mining business has kind of collapsed on itself so that is taking away a potential project for the site.

**c. Mather Gateway**

Ms. Bloom stated she has had a few conversations with Ms. Boyd and her email update is included in the Board packet.

**X. Public Comment**

None

**XI. Executive Session**

*Mr. Belding requested a motion to enter into Executive Session at 9:43 AM.*

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

*Mr. Belding requested a motion to exit out of Executive Session at 11:06 AM.*

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

**XII. Next Meeting – January 10, 2023**

**XIII. Adjournment**

*Mr. Belding requests a motion to adjourn the meeting at 11:07 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 January 10, 2023.

  
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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