

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes March 14, 2023

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

Phil Hook, Chairman
George Scull, Vice Chairman
Cheryl Semonick, Treasurer
Tim Fox, Board Member
Ernie DeHaas, Solicitor
Connie Bloom, IDA Manager
Mike Belding, Commissioner

Phone:
Blair Zimmerman, Commissioner

Public:
Greg Firely, AMO Environmental Decisions, Inc
Daniele Frye, Blessed Valley Lodging
Mercedes Badeaux-Frye, Blessed Valley Lodging
Toby Hall, Marine Pollution Control
John Kormanik, Redstone Excavating
Tony Lucostic, Redstone Excavating

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

III. Approval of Minutes – February 14, 2023

Mr. Hook requested a motion to approve the February 14, 2023 Meeting Minutes.

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

IV. Treasurers Report

- a. **Balance Sheet** as of February 28, 2023
- b. **Profit & Loss** as of February 28, 2023

Ms. Bloom described the reports that were included in the Board packet. She added the SIP compliances have been updated through the end of 2022 and going forward they will be reflected during the time of forgiveness.

Mr. Hook requested a motion to approve the February 28, 2023 Treasurers report.

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

EPA Cleanup Grant Account

- a. AMO - \$9,695.00
 - i. February Invoice
 - 1. Bid Preparation, Contractor Bid Walk, Bid Questions, EPA Reporting
- b. Observer Reporter - \$445.22
 - i. RFP – Rail Tie Cleanup

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

Mr. Hook 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 Reporting
- b. Assessment Grant
 - i. Inventory Outreach/Canvassing Update
 - ii. Phase I ESA Parcel 07-07-103-D
- c. Cleanup Grant
 - i. RFP Rail Tie Cleanup Selection
- d. GCBRAC Meeting – to follow

Mr. Firely stated things are moving forward with the EPA grants and reporting. He added one site was identified for the Assessment grant and the Board approved reach out to six other parcel owners, and calls have been made but with no success. Mr. Firely requested if any other sites, land owners or developers are known to add them to the inventory to help move the land. Mr. Scull asked if Mr. Firely made multiple calls and Mr. Firely confirmed. Mr. Scull mentioned maybe the site owners are not comfortable since they may not know who Mr. Firely is and why he is calling. Ms. Bloom offered to send letters to the site owners and Mr. Firely stated in the past he has sent certified mail and that helped the owner's comfort level in speaking with him. Ms. Bloom stated a letter coming from the County will let the owners know that this is not a scam and Mr. Scull agreed. Mr. Fox added that if land owners are able to read the information versus a phone call that will give them more time to digest and understand it. Mr. Firely has a draft letter he will send to Ms. Bloom and she will send the letters certified mail. Mr. Firely indicated this expense can be paid through the grant. Mr. Fox asked where the parcel is located that we did reach and have moved forward on and Ms. Semonick explained it is on Route 21 near the Microtel.

Mr. Firely discussed the RFP was advertised and a bid walk was conducted for those folks who responded. He added we are now at the point where the Board need to make a selection and once everything is in place the weather should not be an issue. Mr. Scull said if there is any concern with the weather, we should delay the start of the project. Ms. Bloom explained the Board is scheduled to discuss this during executive session and if a selection is made, action could be taken today.

Mr. Hook noted the GCBRAC meeting is scheduled to immediately following this meeting.

tax. Mr. Fox stated his concern is if someone is renting a room it is not generating any jobs. Mr. Hook added the Air BnB may not generate jobs however, the influx of visitors could create secondary jobs in other industries. Mr. DeHaas stated there is language in the guidelines that state eligible applicants and looking at those guidelines in this particular case the Air BnB did not qualify. He added this is where you could amend the guidelines to include short term rental otherwise there are requirements for what the money can be used for. Mr. Scull stated he is all for growth in any way, shape or form and the current guidelines need to be amended. He added the County really needs light industry. Ms. Bloom read the guidelines regarding the ineligible activities. Mr. DeHaas stated the Air BnB is not like a hotel whereas you have people at the front desk and regular employees. He added there is case law currently as to zoning where Air BnB's are concerned. Mr. Hook asked to propose language internally and then vote on it at the next meeting. Mr. Scull agreed. Commissioner Belding asked if it's the term that is the issue; what if you labeled it as a cabin. He added these are stand-alone short-term rental facilities. Mr. Hook stated we want to avoid someone buying a house and renting it out for a year at a time. Mr. Scull suggested tabling the discussion. Mr. Fox asked what is the intention of the loan. Mr. Hook asked Mr. DeHaas to propose the language for the Board to consider regarding stand-alone short-term rentals with potential job growth. Ms. Bloom reminded the Board they also wanted to establish what constitutes a Greene County business. Mr. DeHaas will draft a definition and present to the Board. Ms. Bloom requested to be able to poll the Board with the guidelines changes to move things along quicker. Mr. Hook agreed.

Mr. Hook requested a motion to table the changes to the guidelines.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

d. RLF Applicants

i. Buddy's Inc D/B/A Brady's Roadhouse

Ms. Bloom discussed the white sheet for Buddy's Inc D/B/A Brady's Roadhouse is included in the Board packet. She added this has gone under financial review on March 26th and they were recommended for the loan. Ms. Bloom indicated they are requesting \$50,000 for working capital. Mr. Hook asked why it is considered high risk and Ms. Bloom replied due to the purchasing of equipment and renovations they showed a loss. Ms. Bloom added they have a second business as well and Mr. Scull asked which business. Ms. Bloom replied G&H Sporting Goods and they just relocated and expanded. Mr. Hook asked if he would be open to signing a personal guaranty and Ms. Bloom replied she was unsure. Mr. Hook requested for Ms. Bloom to review the application to verify what they offer as collateral. Mr. Hook stated he is only aware of the lack of good documentation in regards to the FASBA program, and wants to confirm the RLF has good security agreements. Mr. DeHaas confirmed and is in communication with Ms. Bloom on collateral. He added if the business owns the property then we do a mortgage, if not then we get a security interest sometimes a personal guaranty.

Mr. Hook requested a motion to approve the Buddy's Inc D/B/A Brady's Roadhouse for an Emergency Loan in the amount of \$50,000 for 15 years at 1%.

Motion to approve- Mr. Scull

Second- Mr. Fox

Abstain- Ms. Semonick

All in favor.

Discussed during Executive Session.

e. Airport Property

Discussed during Executive Session.

X. Public Comment

Tony Lucostic introduced himself, along with John Kormanik. He stated they are representing Redstone Excavating and they submitted a proposal for the rail tie cleanup in Mather. Mr. Lucostic stated they are available to answer any questions.

Mr. Hook asked if any of the Board members had any questions and Mr. Scull replied not at this time.

After Executive Session Mr. Hook opened Public Comment again.

Mr. Lucostic asked the details of the Spartan bid because he doesn't feel their packet was read like the other proposals. He added he is curious as to what they proposed. Ms. Bloom reviewed their proposal; obtain heavy hauling permit, E&S controls, etc. Mr. Hook offered a copy of the proposal to Mr. Lucostic.

XI. Executive Session

Mr. Hook requested a motion to enter into Executive Session at 9:47 AM.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

Mr. Hook requested a motion to exit out of Executive Session at 10:38 AM.

Motion to approve- Ms. Semonick

Second- Mr. Scull

All in favor.

Mr. Hook requested a motion to accept the proposal from Spartan Specialty Services for the rail tie cleanup contingent upon reaching an acceptable contract and the Board reserves the right to reconsider if a contract cannot be reached.

Motion to approve- Mr. Scull

Second- Mr. Fox

Abstain- Ms. Semonick

All in favor.

XII. Next Meeting – April 11, 2023

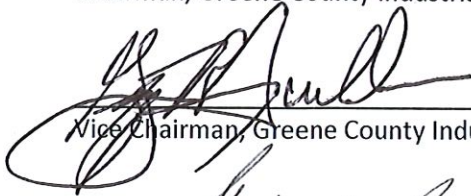
XIII. Adjournment

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 11, 2023.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority