

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes June 13, 2023

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

Phil Hook, Chairman

George Scull, Vice Chairman

Greta Mooney, Secretary

Cheryl Semonick, Treasurer

Tim Fox, Board Member

Ernie DeHaas, Solicitor

Connie Bloom, IDA Director

Mike Belding, Commissioner

Betsy McClure, Commissioner

Phone:

Greg Firely, AMO Environmental Decisions

Public:

Sheila Stewart, GCIDC

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

III. Approval of Minutes – May 9, 2023

Mr. Hook requested a motion to approve the May 9, 2023 Meeting Minutes.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

IV. Treasurers Report

a. Balance Sheet as of May 31, 2023

b. Profit & Loss as of May 31, 2023

Ms. Bloom explained the report has been updated through the end of May. She added the report includes the SIP compliances that were approved during the last meeting. Ms. Bloom stated that Wilson Commons paid their Revolving Loan off on May 15, 2023. Mr. Hook inquired if that was ahead of schedule and Ms. Bloom replied yes, they paid the balance of \$16,000. Mr. Hook asked about a pre-payment penalty and Ms. Bloom stated the intent of the loans are to keep business operating within the County to keep residents employed. Mr. Scull agreed. Ms. Mooney stated she wouldn't want to add a fee to add a fee. Ms. Bloom mentioned the EPA Cleanup and Assessment grant recaps are included as well.

Mr. Hook requested a motion to approve the May 31, 2023 Treasurers report.

Motion to approve- Ms. Semonick

Second- Mr. Fox

All in favor.

V. Deposits

Revolving Loan Payments

- a. 5/1/23 – **\$321.75**
 - i. Vending Solutions
- b. 5/1/23 - **\$261.73**
 - i. Adam Lewis Trucking #4
- c. 5/15/23 - **\$299.25**
 - i. Hydraulic Solutions
- d. 5/15/23 - **\$16,092.71**
 - i. Wilson Commons
- e. 5/25/23 - **\$400.00**
 - i. Momma Martins
- f. 5/25/23 - **\$299.25**
 - i. JCNH Rentals
- g. 5/31/23 - **\$300.00**
 - i. Pennsylvtucky Precision

SIP

None

General Account

- a. 5/31/23 - **\$30.00**
 - i. The Rustic Root Hair Salon Application Fee

EPA Assessment Grant

- a. 5/10/2023 - **\$3,705.00**
 - i. ASAP Draw Down
 - i. AMO

EPA Cleanup Grant

- a. 5/10/2023 - **\$2,134.00**
 - i. ASAP Draw Down
 - i. AMO

Ms. Bloom reviewed the deposits for the month of May 2023. She added per the Board's request a letter was sent to Pizza Italia with no response to date.

VI. Approval of Checks for Payment

General Account

- b. DeHaas Law, LLC, Services - **\$680.00**
 - i. General Services - \$340.00
 - ii. NemaI vs. IDA - \$340.00

EPA Assessment Grant Account

- a. AMO - **\$7,128.58**
 - i. May Invoice
 - 1. Complete Phase I ESA (425 W. George St), site walk & coordination of Phase I (1587 E Roy Furman Hwy), EPA Property Approval Questionnaire, EPA Coordination
 - 2. EDR Lightbox subcontractor services

EPA Cleanup Grant Account

- a. AMO - **\$4,790.00**

- i. May Invoice
 - 1. Sub-contractor coordination, project initiation coordination sampling planning sub-contractor contract review
- b. DeHaas Law, LLC - **\$255.00**
 - i. May Invoice
 - 1. Spartan Contract

Ms. Bloom reviewed all the invoices for the Board. Mr. Scull asked if AMO's fee is known for the assessment of the gas station. Mr. Firely replied a Phase I is \$5,500. Mr. Scull then asked if there is a markup on EDR and Mr. Firely confirmed there is a 10% markup. Ms. Mooney asked if during the Phase I if anything is showing up alarming or is it as expected. Mr. Firely explained the Phase 1 for 425 W. George Street there are tanks in the ground and the recommendation would be to do an investigation of those tanks. Ms. Bloom mentioned the AMO invoice has the hours broken down as was previously requested. Mr. Fox asked if a Phase I is a flat \$5,500 and Mr. Firely confirmed.

Mr. Hook 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. Inventory Outreach/Canvassing Update
 - 1. 425 W George Phase I ESA in progress.
 - 2. 1587 E Roy Furman Highway Phase I ESA in progress
- b. Cleanup Grant
 - i. Spartan Specialty Solutions
 - 1. Contract Authorized
 - 2. Site Survey

Mr. Firely explained we are still trying to reach out to the individuals who did respond to the mailing. He added the draft Phase I for 425 W. George Street will be to the IDA soon and the 1587 E. Roy Furman Hwy is moving forward and the site walk is scheduled for this Friday. He explained the low-risk determination was received by DEP so we are moving ahead with that. Mr. Firely mentioned due to the history of these two site a Phase II will be recommended. He added with this grant the best way to investigate the tanks is to remove them.

Mr. Firely explained things are moving forward with the Cleanup Grant. Spartan will be onsite on the 19th as they install E&S Controls. Ms. Bloom informed the Board that there is a hiccup with Waste Management and accepting the rail ties. She added it has something to do with a finding being reversed. Mr. Firely added according to Spartan the data they received from the laboratory was reversed and when it was corrected it was outside the parameters for the receiving facility. He added Spartan is coordinating with other facilities to dispose of the rail ties. Ms. Bloom explained Spartan is looking at a facility in West Virginia and one in Ohio. She added the issue with those facilities are the number of loads they will accept in a day. Ms. Bloom [then](#) reviewed the timeline from Spartan.

VIII. New Business

a. Chamber of Commerce Directory Ad

i. ½ page ad \$150.00

Ms. Bloom explained it is time to renew our ad in -Chamber of Commerce Membership Directory. She added previously the Board approved ½ page ad and the cost is \$150.

Mr. Hook requested a motion to approve placing ½ page ad in the Chamber of Commerce Membership Directory.

Motion to approve- Ms. Semonick

Second- Mr. Fox

All in favor.

b. RLF Guidelines Approval

Ms. Bloom explained the RLF guidelines that were submitted to the USDA were approved. She added that the Revolving Loan for Blessed Valley Lodging can now be processed.

c. RLF Applicant

i. Pizza Italia

Ms. Bloom stated she did send the letter to Pizza Italia as requested by the Board. She added she has tried to reach out numerous times, but doesn't get an answer or a call back. Ms. Bloom mentioned the Board did give him leniency due to the situation and he did pay off one loan but he is behind on the other loan. Mr. Scull explained they have not been successful in selling the property. Ms. Mooney asked for the balance of the second loan and Ms. Bloom replied \$22,728.28. Mr. Hook would like to review the collateral for the next meeting and Mr. DeHaas stated he feels there is mortgage on the property.

ii. Greene County Land Development #3

Ms. Bloom explained the last payment received was March 29, 2023 and a certified letter was mailed. She added April and May payments were received on June 5, 2023. Ms. Bloom mentioned the certified letter explained the late fees, however, the payment received did not cover the late fees in full. Ms. Bloom added there is a current balance for the late fees of \$42.38 and the June payment was due on the first and it has not been received as of today. Mr. Scull recommended sending a letter and Mr. Hook agreed. Ms. Mooney suggested to explain the break down of the fees and balance due. Ms. Mooney asked if we have the ability to accept ACH payments, and Ms. Bloom replied that was not set up currently. Ms. Mooney stated that may help if there are truly mail issues, however, if there are fees involved, they may need to absorb those fees.

d. RLF Applicant

i. Rustic Roots Hair Saloon

Ms. Bloom reviewed the information for Rustic Roots Hair Saloon. She explained originally, they were going to take over the MK Beauty Room from Mankind, however, after doing some research and filling out paperwork she decided to start a

new business. Ms. Bloom explained the intent is to move to the building where Ross Beauty was previously located. Mr. Hook mentioned the only collateral is a 2023 Jeep Compass and the loan ask is \$50,000. He added the collateral is not sufficient. Ms. Mooney stated the financial analysis does not read well. Mr. Hook stated per the financial review the loan is high risk. He added he cannot support this loan since the loan to value ratio is not there. Mr. Scull agreed. Ms. Mooney asked if there is only one person who applied for the loan and Ms. Bloom confirmed. Ms. Mooney stated she doesn't feel she could support the loan as well. Mr. Scull stated he appreciates the initiative but is not comfortable. Ms. Mooney asked if there are any other programs we can offer and Ms. Bloom mentioned the SPC. Ms. Bloom stated the SPC has a lot more restrictions, qualifications and requirements. Commissioner McClure suggested having a co-signer on the loan. Mr. Hook explained we do not want to make unsecured loans and a co-signer is not sufficient, we need collateral.

Item failed due to lack of motion.

e. Allegheny Conference on Community Development Tour

Ms. Bloom mentioned on June 7th, 12 people came down from the Allegheny Conference to tour Greene County. She added the tour started at Waynesburg University and then went to Wisecarver, Lippincott Alpaca, Wilson Forest Products, Iron Senergy and Hunting Hills. Ms. Bloom stated she was told this was the most feedback received during the tours and this was the third tour. She added the Greene County participants were Commissioner Belding, Commissioner McClure, Commissioner Zimmerman, Rich Cleveland, Jeremy Kelly, Connie Bloom, Lindsay Kozlowski, JoAnn Marshall, Sheila Stewart, Corbly Orndorff, President Lee, Stacey Brodak, Professor Walls and Iron Senergy hosted lunch and Justin Thompson spoke to the group as well. Mr. Fox asked what was the goal of the tour and Ms. Bloom replied possible business development or partnerships within the County. Ms. Stewart added there were individuals from research and development as well and the requested to see education, recreation, agricultural, and business. Commissioner McClure stated she understand they are competing with SPC. Commissioner Zimmerman added they have never come down to tour the County but had come down and met with the County. Ms. Bloom mentioned Bill Flanagan from WPXI was on the tour as well on June 25th there will be a segment about the tour.

IX. Old Business

a. FASBA

i. Miller Company Electrical Contractors Appeal

Ms. Bloom stated there is no update on the appeal.

b. Robina Mine Site

Ms. Bloom stated there was no update.

c. Mather Gateway

Ms. Bloom stated there was no update.

d. Crucible Property

Discussed during Executive Session.

e. Airport Property

Discussed during Executive Session.

f. USDA RLF grant application

Ms. Bloom mentioned that we should hear sometime in May on the grant application.

g. PIONEER Grant

Ms. Bloom stated she requested an extension through December 31, 2023 for 3 municipalities and the Commissioners did approve it at their last meeting. She added the request was for Richhill, Washington and Mt. Morris Water & Sewage. Ms. Bloom explained Richhhill did provide a payment request and the project is complete. She added they have approximately \$3,000 of their grant they will not expend.

X. Public Comment

None.

XI. Executive Session

Mr. Hook requested a motion to enter into Executive Session at 9:42 AM.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

Mr. Hook requested a motion to exit out of Executive Session at 10:26 AM.

Motion to approve- Ms. Semonick

Second- Mr. Scull

All in favor.

XII. Next Meeting – July 11, 2023

XIII. Adjournment

Mr. Hook requested a motion to adjourn the meeting at 10:27 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 August 8, 2023.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority
