

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes August 8, 2023

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

George Scull, Vice Chairman
Greta Mooney, Secretary
Cheryl Semonick, Treasurer
Tim Fox, Board Member
Ernie DeHaas, Solicitor
Connie Bloom, IDA Director
Mike Belding, Commissioner

Phone:
Phil Hook, Chairman

Public:
Sheila Stewart, GCIDC

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

III. Approval of Minutes – June 13, 2023

Mr. Scull requested a motion to approve the June 13, 2023 Meeting Minutes.

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

IV. Treasurers Report

- a. Balance Sheet as of June 30, 2023 & July 31, 2023**
- b. Profit & Loss as of June 30, 2023 & July 31, 2023**

Ms. Bloom explained the report has been updated through the end of July with nothing out of the norm to report.

Mr. Scull requested a motion to approve the June 30th and July 31st, 2023 Treasurers report.

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

V. Deposits

Revolving Loan Payments

- a. 6/5/23 - \$261.73**
 - i. Adam Lewis Trucking #4 (July 23)**
- b. 6/5/23 - \$321.75**
 - i. Vending Solutions**
- c. 6/6/23 - \$700.00**

- b. 7/19/23 - **\$7,723.58**
 - i. ASAP Draw Down
 - 1. AMO
- EPA Cleanup Grant**
- a. 6/14/23 - **\$3,832.00**
 - i. ASAP Draw Down
 - 1. AMO
- b. 6/14/23 - **\$204.14**
 - i. ASAP Draw Down
 - 1. DeHaas Law
- c. 7/19/23 - **\$23,851.34**
 - i. ASAP Draw Down
 - 1. AMO
- d. 7/19/23 - **\$77,640.00**
 - i. ASAP Draw Down
 - 1. Spartan Specialty Solutions
- e. 7/19/23 - **\$137,000.00**
 - i. ASAP Draw Down
 - 1. Spartan Specialty Solutions
- f. 7/19/23 - **\$23,340.00**
 - i. ASAP Draw Down
 - 1. Spartan Specialty Solutions

Ms. Bloom reviewed the deposits for the months of June and July 2023. She added that Pizza Italia has made consistent payments the last few months. Mr. Scull asked if there was a SIP compliance to review and Ms. Bloom replied the next SIP compliance isn't due until October. Mr. Scull mentioned he feels the Board did a good job understanding the issues surrounding Pizza Italia.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, Services - **\$1,375.00** (ratify)
 - i. General Services - \$455.00
 - ii. Nermal vs. IDA - \$75.00
 - iii. LK Café Closing Costs - \$395.00
 - iv. Blessed Valley Lodging Closing Costs - \$450.00
- b. Connie Bloom - **\$145.50** (ratify)
 - i. Filing of Mortgages
 - 1. LK Café
 - 2. Blessed Valley Lodging
- c. CRS - **\$6.00** (ACH ratify)
 - i. Credit check – Rustic Roots Hair Saloon
- d. Bank-A-Count - **\$15.86**
 - i. Coupon Payment Books
 - 1. Blessed Valley Lodging
 - 2. LK Café
- e. DeHaas Law, LLC - **\$275.00**
 - i. General Services - \$250.00
 - ii. Nermal vs. IDA - \$25.00

2. Site Survey

Ms. Bloom explained the Cleanup grant is pretty much complete but there will be drawdowns from the grant for administration. She added there are photos included in the packet to show the progress made on the rail tie removal. Ms. Bloom mentioned Mr. Firely has filed the quarterly reports for both the Assessment and Cleanup grants. She added the budget tables are included in those reports. Ms. Bloom explained the Assessment grant is moving forward with two Phase II Assessments. She added during the meetings the Economic Development Department has had at Southeastern Greene and West Greene she has mentioned the Assessment grant and asked for any input from the Supervisors on potential properties. Mr. Scull commented that he attended the meeting at West Greene and it was a meeting that really provided factual information to the townships. Ms. Bloom added the way Jeremy Kelly presents the information is well received and he is a wealth of knowledge in many aspects of the County. Mr. Scull explained the areas Spartan removed the rail ties and he feels that the County got the biggest bang for their buck. Commissioner Belding inquired on the next available funding and Ms. Bloom stated she will contact Mr. Firely. Commissioner Belding stated you see that once a buy in happens with a project they want to continue funding it to completion.

VIII. New Business

a. Cypher & Cypher

Ms. Bloom explained Cypher & Cypher contacted her regarding the 2022 audit, however, after scheduling it was determined that a new engagement letter was needed. She added the engagement letter would be for 2022, 2023 and 2024. Mr. Scull stated he sees no issue with them and is a supporter of them. Mr. Fox agreed. Ms. Bloom stated that Cypher & Cypher has done the audit since at least 2017.

Mr. Scull requested a motion to approve the engagement letter for Cypher & Cypher.

Motion to approve- Mr. Fox

Second- Ms. Semonick

All in favor.

b. USDA RLF Grant Award

Ms. Bloom stated we received a letter indicating we were awarded \$99,483. She added our application was for \$100,000. Ms. Bloom explained the money is there ready for disbursement and we have twelve months to use those funds with a one-time extension of 12 months. Mr. Scull asked if it will overwhelm Ms. Bloom and she indicated it is along the lines of a SIP compliance so she should be fine. Mr. Fox asked if Ms. Bloom has to track when the money is paid back and revolves and Ms. Bloom stated she is still required to complete annual reports for the USDA on the current revolving loans even though the money has revolved.

c. Greene County Exits

Ms. Bloom stated an email request was received from the Board on the Greene County exits and the GIS Coordinator, Tyler, provided the information. Mr. Scull added that Tyler is an asset. He added that he has spoken with Ms. Mooney and Mr. Fox and would like to add infrastructure to the map for Ruff Creek. Ms. Bloom stated she would get with Tyler

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 explained an email was received from NJR indicating they are exercising the option and the \$10,000 payment per the agreement will be processed.

d. Crucible Property

Discussed during Executive Session.

e. Airport Property

Discussed during Executive Session.

f. PIONEER Grant

Ms. Bloom explained she is finalizing the remaining grants that were extended through the end of the year.

X. Public Comment

Ms. Sheila Stewart stated she would like to reiterate an earlier comment regarding the meetings the Planning and Development Department is having with the school districts and townships. She added she found it interesting that the Jefferson Morgan Superintendent did not have any type of relationship with the Township Supervisors and after the meeting was going to reach out and do that and that would be a huge benefit for the district. Ms. Stewart mentioned Mr. Kelly did a good job laying out the information and referred to it as urban decay and how it was crucial to get it identified. Commissioner Belding stated all the school districts have received the State of the County brief from the Commissioners, however, these meeting are from Jeremy Kelly and staff and are not looked at as political which can be beneficial. Mr. Fox requested a copy of the State of the County address as well as the information provided to the school districts and townships during these meetings.

XI. Executive Session

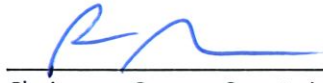
Mr. Scull requested a motion to enter into Executive Session at 9:52 AM.

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

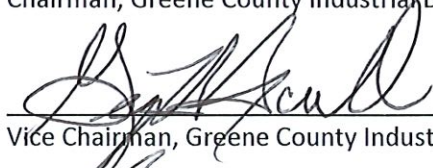
Mr. Scull requested a motion to exit out of Executive Session at 10:27 AM.

MEETING MINUTES CERTIFICATION

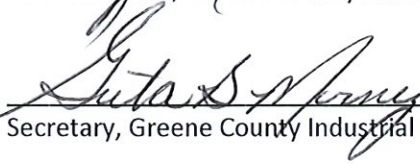
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on September 12, 2023.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority