

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes September 12, 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
Betsy McClure, Commissioner
Blair Zimmerman, Commissioner

Phone:

Public:

Sheila Stewart, GCIDC
Corbly Orndorff
John Bokar
Forrest Passerin
Denny McIntire
Nancy McIntire

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

III. Approval of Minutes – August 8, 2023

Mr. Hook requested a motion to approve the August 8, 2023 Meeting Minutes.

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

****Executive Session****

IV. Treasurers Report

- a. Balance Sheet as of August 31, 2023
- b. Profit & Loss as of August 31, 2023

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

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

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

V. Deposits

Revolving Loan Payments

- a. 8/7/23 – \$321.75
 - i. Vending Solutions
- b. 8/7/23 - \$321.88
 - i. Pizza Italia (Mar 22 & Apr 22 partial)
- c. 8/17/23 - \$299.25
 - i. JCNH Rentals
- d. 8/17/23 - \$299.25
 - i. LK Café (Sept)
- e. 8/17/23 - \$321.88
 - i. Pizza Italia (Apr 22 & May 22 partial)
- f. 8/28/23 - \$300.00
 - i. Pennsylvtucky Precision
- g. 8/28/23 - \$400.00
 - i. Momma Martins
- h. 8/28/23 - \$350.00
 - i. Greene County Land Development #3 (July 23)
- i. 8/28/23 - \$350.00
 - i. Greene County Land Development #3 (Aug 23)
- j. 8/31/23 - \$261.73
 - i. Adam Lewis Trucking #4 (Nov 23)

SIP

NONE

General Account

- a. 8/11/23 - \$10,000.00
 - i. NJR Lease Option Extension Payment

EPA Assessment Grant

- a. None

EPA Cleanup Grant

- a. 8/8/23 - \$13,926.03.00
 - i. ASAP Draw Down
 - i. AMO
- b. 8/8/23 - \$104.00
 - i. ASAP Draw Down
 - i. DeHaas Law, LLC
- c. 8/8/23 - \$81,240.00
 - i. ASAP Draw Down
 - 1.
- 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 August 2023. Ms. Bloom explained she returned the MRE payment due to only having one signature on the check, however, MRE informed her that one signature is acceptable.

VI. Approval of Checks for Payment

General Account

- b. DeHaas Law, LLC, - \$355.00**
 - i. General Services
- c. CRS - \$12.00 (ACH)**
 - i. Morning Rush
 - ii. 7 One Eight Design Build

EPA Assessment Grant Account

- a. AMO July -\$8,625.00**
- b. AMO August - \$3,610.00**

EPA Cleanup Grant Account

- a. AMO - \$5,193.67**

Ms. Bloom reviewed all the invoices for the Board that needs to be ratified from last month. She also reviewed the current invoices for the Board to consider approving. Ms. Bloom explained the invoices for Assessment grant invoices were not received prior to sending out the agenda. She provided the amounts to the Board.

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

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

VII. Brownfields Initiative

- a. Assessment Grant**
 - i. Inventory Outreach/Canvassing Update**
 - 1. 425 W George Phase II ESA**
 - 2. 1587 E Roy Furman Highway Phase II ESA**
 - 3. Possibly new site for Phase I**
- b. Cleanup Grant**
- c. Previous EPA Grant**
- d. GC-BRAC Meeting to follow**
 - 1.**

Ms. Bloom explained the Assessment Grant updates for the Phase I and Phase II assessments. She stated there will be some finalize reporting done. Ms. Bloom discussed the previous EPA Grant from 2018 used an interest-bearing checking account and the account was not closed out when the grant was closed. Ms. Bloom stated there is balance of \$1,237.58 that needs to be returned to the EPA and once the check clears the account will need to be closed. Ms. Bloom mentioned the BRAC meeting is scheduled after the Board meeting today.

Mr. Hook requested a motion to approve the check for the EPA in the amount of \$1237.58 and to close the interest-bearing checking account once the check clears.

Motion to approve- Mr. Scull

Second- Mr. Fox

All in favor.

VIII. New Business

a. Cypher & Cypher Audit

Ms. Bloom explained the audit has been completed and we are just waiting on the report.

b. RLF

i. Morning Rush

Ms. Bloom stated at the last meeting the Board approved Morning Rush's application, however, there is concern on the collateral. She added the collateral offered is the title for their double wide home, but they do not own the lot of land. Ms. Bloom indicated they have been on the lot since 2005. Mr. DeHaas explained at the last meeting the thought was they owned a home on real estate and therefore the IDA would take a mortgage, but during that process we learned that the home is not on land they own. Mr. DeHaas stated the question to the Board would be if it is willing to take that as collateral. Mr. Hook stated the goal is to write good loans. Ms. Mooney asked the amount of the loan and Ms. Bloom stated \$50,000. Ms. Mooney asked if the financial review was favorable and Ms. Bloom confirmed it was favorable. Ms. Bloom added the only negative on the report was that there are multiple coffee shops in the area. Ms. Mooney asked to review the reports. Mr. Hook stated the security has to be there for the loan. Ms. Bloom will get in touch with them and find out about the collateral.

ii. G&H Sporting Goods

Ms. Bloom explained the Board has the white sheet, financial review and application within their packet for G&H Sporting. She added a few months back the Board did approve Brady's Roadhouse for a loan. Ms. Bloom explained the collateral for this loan has not been finalized. She discussed that the owner is the same for both Brady's Roadhouse and G&H Sporting Goods. Ms. Bloom mentioned this loan is for \$50,000 for 3 years and the monthly payment would be \$1,410.40. Ms. Mooney confirmed that the applicant can request the term and Ms. Bloom replied yes. Ms. Bloom added that within the guidelines a loan recipient can apply every twelve months. She explained this is the same owner but two separate business so that is not applicable in this case. Mr. DeHaas inquired if this business is an LLC and it was confirmed. Mr. Hook mentioned the IDA would be second lien on the loan.

Item failed due to lack of motion.

iii. 7 One Eight Design Builds

Ms. Bloom explained the Board has the white sheet and the application was reviewed by the financial analyst. She added they are considered low risk and are requesting \$50,000 for 15 years. Ms. Bloom discussed they have a current business and are wanting to expand and open an event venue. Ms. Semonick inquired where the venue would be located

and Ms. Bloom replied that it would be located on their personal property. Mr. Hook asked if the shop is located on a separate parcel and Ms. Bloom confirmed. Ms. Semonick added they own 4 parcels but only want to use the shop as collateral. Ms. Semonick continued they want to use the shop as collateral to remodel the barn on their personal property for the venue. Ms. Mooney stated that is fine; whatever they use for collateral is up to them. Ms. Mooney stated that there is equity in the real estate and the review was favorable.

Mr. Hook requested a motion to approve 7 One Eight Design Builds, LLC's revolving loan application in the amount of \$50,000 for 15 years at 1%.

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

c. Pittsburgh Penguins Yearbook

Ms. Bloom explained there is an annual yearbook the Pittsburgh Penguins publishes for the Executive Suites and they have contacted the IDA to see if we would be interested in placing an ad. She continued, for a quarter page ad, the cost is \$10,000 and you get 10 free tickets. Mr. Scull stated he feels this is premature, however, once we get more settled, we could reconsider.

d. Ruff Creek Exit Map

Ms. Bloom explained the request for water and sewage to be added to the map was emailed to the Board for their review.

IX. Old Business

a. FASBA

i. Miller Company Electrical Contractors Appeal

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

b. Robena Mine Site

Ms. Bloom stated there was no update.

c. Mather Gateway

Ms. Bloom stated this was discussed last month and we did receive the option agreement payment.

d. Crucible Property

Discussed during Executive Session.

Mr. Hook requested a motion to approve an Option Agreement with CST Investments, LLC subject to the approval of the final language and agreement of sale and the amendment of the agreement with the County to match the option with CST Investments.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

e. Airport Property

Discussed during Executive Session.

f. PIONEER Grant

- i. 13 approved
- ii. 9 completed
- iii. 1 declined
- iv. 2 received extensions through December 31, 2023
- v. 1 pending initial agreement

Ms. Bloom reviewed the recap she provided for the Board.

X. Public Comment

Mr. Denny McIntire discussed the FASBA appeal with Miller Electric. He added he was at the Commissioners meeting last week and Mr. Grimm stated it was an IDA issue. Mr. DeHaas explained the IDA administered the program for the County, the agreement was between the entity and the County. Mr. McIntire stated he understands the State requested the money back and Mr. Marshall indicated those funds were returned. Mr. McIntire inquired as to why the State requested those monies back and Ms. Bloom stated it was due to noncompliance. Mr. McIntire stated it has been seven months and he thought her appeal was in February when she came in front of the IDA Board. He added this money is tax payer dollars and that money needs to be returned to the County. Mr. Hook asked how the appeals process works and Mr. DeHaas stated that is with the County Solicitor because the agreement was with the County. Mr. McIntire mentioned the IDA minutes stating the IDA Board voted to recapture the money. Mr. DeHaas confirmed the IDA was administering the program for the County and you have the minutes where the Board took action. He added it is now the County's right to recapture the funds. Mr. DeHaas stated the IDA is no longer involved. Ms. McIntire confirmed that they IDA Board notified the State that she was in non-compliance. Ms. Bloom stated the program was through CDBG and CDBG used the Board as the reviewing entity. She added once the Board made their determination, Crystal Simmons, who was administering the program at the time, notified the State. Ms. Bloom explained once the Board made a determination if a business was eligible or not or in compliance or not, Ms. Simmons was notified and she in turn notified the State. Mr. McIntire stated once Ms. Simmons notified the State the money was paid back immediately. Ms. Bloom stated there was a deadline for the money to be paid back to the State.

Mr. McIntire stated Greene County Land Development has received \$100,000 through the revolving loan program and asked if anyone on the board can tell him how many employees they have or where he can go get an application to apply for a job. Mrs. McIntire asked what they did with all that money. Ms. Bloom stated that is misleading because they have

received three loans, however, they have paid back two of them. She added currently they do not have \$100,000 out and only have one loan currently. Mrs. McIntire referenced a listing of businesses that was provided by Jeremy Kelly during a meeting at Southeastern Greene School district. She stated Greene County Land Development is supposed to be trailer parks and campsites. Mrs. McIntire stated they live there and there are no trailer parks or campsites. Ms. Bloom asked if Mrs. McIntire recalled during that meeting that Mr. Kelly mentioned the business listing was inaccurate and out of date. Mrs. McIntire stated that is what was handed out at the meeting. Ms. Mooney explained they could have a difference NAIC code at this point. Ms. Bloom explained during the CHIRP process for the hospitality grant, the businesses had to have a certain code and a salvage yard was listed as a restaurant. Mrs. McIntire inquired on the follow-up of the \$100,000 and how it was spent. Ms. Mooney stated the follow-up on the loan program is minimal. She stated as Ms. Bloom mentioned there is not currently \$100,000 out but was loan out over time, but she is not sure that is accurate. Ms. Mooney explained as with any loan you pay back more than you were given, however, how they utilized it she cannot speak to. Mr. McIntire stated that money can't be spent piece mill but needs to be spent for its intended purposes. Ms. Bloom stated that is not correct, they could use the loan monies for working capital. Ms. Mooney added it could be used for payroll or those types of things. Mr. McIntire asked if they have to prove what they are using the money for before they get approved. Ms. McIntire stated there was discussion earlier about declining a business earlier in the meeting and Ms. Mooney explained that was due to having appropriate collateral and the ability to pay the loan money back. Mr. DeHaas explained each loan stands on its own merit and the loan agreement with specify what its purpose is and if there is any condition present for disbursement of the loan. He added a loan is approved for working capital the borrower will use the loan for working capital for the business. Mrs. McIntire mentioned if they wanted to get a 1% loan for a new car and they had the collateral they could get a loan through the IDA and Mr. DeHaas clarified it has to be a business loan. Mr. DeHaas explained the review process, to his knowledge, has been followed as long as the Revolving Loan Program has been handled by the IDA. Mr. Hook explained the applications are reviewed with the information provided to the Board, the collateral and the ability to repay and if everything looks reasonable and the financial review is favorable then the Board votes to approve or deny. Mr. McIntire asked if there was a committee that reviews the applications and Mr. Hook replied there are staff members who review and then the Board also reviews prior to voting. Mr. Scull stated the Board tries to make a positive impact to the community but we don't get everything 100% right. He added the Board learns as they go. Mr. McIntire stated the board is here for economic development and to create jobs. Ms. Bloom added to also retain jobs. Mr. Hook explained with an LLC you can list your family members as employees and there is no way to know if they are "real" employees. Ms. McIntire stated that is exactly what has happened. Mr. Hook added there is no way to know if that is legitimate or not. He mentioned his family has a business and everyone works in that business. Commissioner Zimmerman stated the County will not lose the \$50,000 and Mr. Grimm stated during the Commissioners meeting that he is working on it. He added every couple of weeks they inquire on the status of the appeal. Mr. McIntire inquired if the deposits are public information and Mr. DeHaas stated if it is in the minutes, it is. Mr. McIntire asked if they are not listed can he assume they are in arrears for that month and Ms. Bloom replied there are times when businesses pay ahead so they won't be listed during certain months but they are not in arrears. Mr. Hook explained if you don't see a deposit for someone it does not necessarily mean they are behind. Ms. McIntire asked how would the Board know if someone is in arrears and Mr. Hook stated Ms. Bloom will inform the Board. Mr. McIntire asked Mr. DeHaas if someone is in arrears is it public information and Mr. DeHaas replied I don't answer question or give opinion to member of the public. Mr. DeHaas continued it depends on the request and then he referenced the Right To Know Request that Mr. McIntire submitted. He added the authority is not under the obligation to create a record to answer the question, so as far as, if you want to know if a borrower is in default or not, if it shows in our records then you are entitled to the information. Ms. McIntire stated they filled out another Right To Know Request and will be providing it to the Board at the end of the meeting. Ms. McIntire stated Mr. McIntire was a member of the IDA Board and asked how the information was provided and the request was denied on a technicality. Ms. McIntire stated she is a township secretary and she has created so many documents for people who have submitted Right To Know Request just to give

them the information they wanted. Mr. DeHaas stated you can do that but the IDA Board follows the law. Ms. McIntire stated there is a technicality with that and Mr. DeHaas replied it is not a technicality but the law. Ms. McIntire stated it would only take Ms. Bloom a couple of minutes to get the information since it is all on QuickBooks and Ms. Bloom stated that is not accurate. Mr. DeHaas stated the public records law give the right to get a record not to ask questions of an employee/entity ; if you want a record and the record exists and it is not subject to any of the exceptions that is what the law allows. Mr. McIntire stated he knows for a fact that some of the loans have been in arrears five month and is that public record. Mr. Hook stated if it is in the minutes then it is public record. Mr. McIntire then handed Ms. Bloom another Right To Know.

XI. Executive Session

Mr. Hook requested a motion to enter into Executive Session at 9:00 AM.

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

Mr. Hook requested a motion to exit out of Executive Session at 9:34 AM.

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

Mr. Hook requested a motion to approve the current agreement as it stands pending the maintenance portion from the County for the Airport property.

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

XII. Next Meeting – October 10, 2023

XIII. Adjournment

Mr. Hook requested a motion to adjourn the meeting at 10:35 AM.


Motion to approve- Ms. Semonick

Second- Mr. Fox

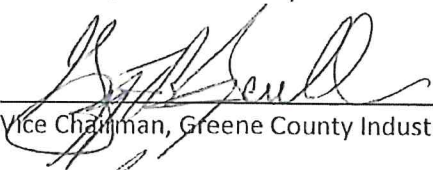
All in favor.

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 October 10, 2023.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority