

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes October 10, 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*

*Ernie DeHaas, Solicitor*

*Connie Bloom, IDA Director*

*Mike Belding, Commissioner*

*Betsy McClure, Commissioner*

*Blair Zimmerman, Commissioner*

#### **Phone:**

*Greg Firely, AMO Environmental Decisions*

#### **Public:**

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

### III. Approval of Minutes – September 12, 2023

*Mr. Scull mentioned two corrections to the minutes; the statement from Mr. Fox at the end is repeated from last month and should be deleted; and the date of the next meeting needs changed.*

*Mr. Scull requested a motion to approve the September 12, 2023 Meeting Minutes with the noted corrections.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

### IV. Treasurers Report

**a. Balance Sheet** as of September 30, 2023

**b. Profit & Loss** as of September 30, 2023

*Ms. Bloom explained the report includes all the normal reports. She added the check cleared so the previous EPA grant account is now closed.*

*Mr. Scull requested a motion to approve the September 30, 2023 Treasurers report.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

### V. Deposits

**Revolving Loan Payments**

- a. 9/6/23 – **\$298.55**
  - i. Hydraulic Solutions (Oct 23)
- b. 9/6/23 - **\$321.75**
  - i. Vending Solutions
- c. 9/6/23 - **\$300.00**
  - i. Mankind Gentleman's Cuts (Aug 23)
- d. 9/14/23 - **\$299.25**
  - i. JCNH Rentals
- e. 9/19/23 - **\$299.25**
  - i. Hydraulic Solutions (Nov 23)
- f. 9/19/23 - **\$401.80**
  - i. Greene County Land Development #3
- g. 9/26/23 - **\$299.25**
  - i. Blessed Valley Lodging
- h. 9/26/23 - **\$897.75**
  - i. Hydraulic Solutions (Dec 23, Jan 24, Feb 24)

**SIP**

- a. 9/11/23 - **\$1,432.13** (Aug 23)
  - i. MRIE
- b. 9/11/23 - **\$1,432.13**
  - i. MRIE

**General Account**

- a. 9/6/23 - **\$30.00**
  - i. G&H Sporting Good RLF Application Fee
- b. 9/18/23 - **\$1.50**
  - a. RTK Request Fee

**EPA Assessment Grant**

- a. 9/13/23 - **\$0.01**
  - i. Bank Deposit to reopen account
- b. 9/15/23 - **\$3,610.00**
  - i. ASAP Draw Down
    - 1. AMO
- c. 9/15/23 - **\$8,625.00**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

- a. 9/12/23 - **\$4,154.94**
  - i. ASAP Draw Down
    - 1. AMO

*Ms. Bloom reviewed the deposits for the months of September 2023.*

**VI. Approval of Checks for Payment****General Account**

- b. DeHaas Law, LLC, - **\$487.50**
  - i. General Services - \$462.50
  - ii. NemaI vs. GCIDA -\$25.00
- c. CRS - **\$6.00** (ratify)

- i. G&H Sporting Goods
- EPA Assessment Grant Account**
- a. AMO - \$1,805.00
  - i. Coordination with new EPA Project Manager
  - ii. US ACRES updates
  - iii. 425 W. George St coordination for Phase II ESA
- EPA Cleanup Grant Account**
- a. AMO - \$11,739.79
  - i. Post creosote rail tie sampling
  - ii. Data analysis
  - iii. Delineation sampling planning

*Ms. Bloom reviewed all the invoices for the Board that were also emailed. Mr. Scull asked if the Cleanup invoice includes the report and Mr. Firely confirmed.*

*Mr. Scull requested a motion to approve the checks for payment.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*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
  - i. Mather wrap up
- c. New EPA Project Manager
  - 1.

*Ms. Firely discussed three Phase I Assessments have been completed and two have been recommended to have a Phase II completed. He added a field sampling plan has been completed for 425 West George St and is with the EPA for approval. Mr. Firely explained the completion of this will lead to the sale of the property. He explained he is not able to contact the owner of 1587 E. Roy Furman Hwy and does not want to do any other assessment as to not waste the grant money if they owner is not in agreement.*

*Mr. Firely stated for the Cleanup Grant the sampling plan is being prepared to sample the areas under the rail ties. He added there were two areas of exceedances for the nonresidential standards. Mr. Firely stated the plan is to delineate the extent of the exceedances and excavate the soil and depending on the depth hope to regrade and not backfill. Mr. Scull asked if this was where the ties were removed and Mr. Firely confirmed. Mr. Scull asked if there is potential to mix the soil and Mr. Firely asked if he means to dilute the impact and Mr. Scull confirmed. Mr. Firely explained that is not legal. Mr. Scull stated he was under the impression we could do something with that soil without extensive removal. Mr. Firely stated the store the soil on site and cap it is an option. He added the impact is not known up yet until the soil sampling is complete.*



*Ms. Bloom explained the current project manager, Mike Taurino, has moved to another district and our new project manager's name is Craig Anderman. Ms. Bloom also mentioned a new grant opened up, however, we are not eligible to apply. Mr. Firely explained for this year you cannot reapply for Mather and we have not spent enough on the Assessment to reapply. Mr. Scull stated he thought once you starting a project, they liked to see it completed and Mr. Firely added the guidelines change every year. Mr. Firely added a multipurpose grant could be applied for if they open. Mr. Scull inquired what we need to do to draw the money down and Ms. Bloom stated getting properties assessed. Ms. Bloom added that in all the school district meeting it has been discussed about any properties that could be added but as of now there are none. Ms. Bloom asked if the Board would like to go to the next properties on the initial inventory list to see if there are any owners interested in the grant. Mr. Scull asked if anyone knows the owner of 1587 E Roy Furman because it is an eye sore and has potential. Ms. Bloom corrected Mr. Scull that the address he is referring to in is Carmichaels and not the gas station the truck went through. Ms. Bloom added she has tried to contact the owner via numerous letters, but has been unsuccessful.*

## **VIII. New Business**

### **a. Board Terms**

*Ms. Bloom explained Ms. Mooney's term is set to expire on December 31, 2023. She added that Ms. Mooney has agreed to stay on the Board for another term. Ms. Bloom will add an agenda item for the Commissioners agenda for the next meeting.*

### **b. Right To Know**

*Ms. Bloom stated the Right-To-Know request that was provided to the Board at the last meeting has been completed and she has not heard anything since.*

### **c. Business Consultant**

*Ms. Bloom stated at the previous meeting the Board mentioned publishing an RFQ or RFP. She added she would like to know what the Board is requesting specifically for the consultant's role. Ms. Mooney suggested holding the discussion until Mr. Fox is able to be present. Mr. Scull agreed. He added he feels what we are looking for is almost like a headhunter. Ms. Bloom stated she will leave it on the agenda for the next meeting. Commissioner McClure suggested someone who can pursue hydrogen and carbon capture for the County. Mr. Scull feels we need someone who can bring us small industry.*

### **d. RLF**

#### **i. Morning Rush**

*Ms. Bloom stated she informed the applicant the Board will not accept his home as collateral and he inquired if the Board would accept the coffee trailer once he pays it off. Ms. Mooney asked if he was lowering the ask for the loan and Ms. Bloom stated it would depend on the value of the coffee trailer. Ms. Mooney wanted to confirm the financial review was positive and Ms. Bloom did confirm. Mr. Scull questioned why he even needs the loan and Ms. Bloom explained he is a new business and is currently using his personal funds. Ms. Semonick is not in favor due to the trailer be mobile and Ms. Bloom asked if the Board would approve a food truck and Ms. Semonick replied no. Mr. Scull asked Mr. Hook for comment. Mr. Hook stated he cares about the valuation of the collateral and how collectable it is. He added giving a loan on movable property should be discounted and not giving one to one value. Mr. Scull is concerned with setting a*

precedence and Mr. Hook agreed. Mr. Scull asked Mr. DeHaas if he had any comment. Mr. DeHaas stated he feels the Board is on target and the only thing to consider is the Board has taken trucks as collateral. He added there was significant value in those trucks and if it is a titled trailer, you would hold the title. Mr. DeHaas stated the question is the value. Mr. Scull asked the term of the loan request and Ms. Bloom replied 15 years. Mr. Scull stated that makes him uncomfortable and if it the term was 3 or 5 years that would make him more comfortable. He added in fifteen years the condition of the trailer will deteriorate. Mr. Hook stated he agrees that you cannot use that type of collateral for a loan of that length. Ms. Mooney asked if there is a loan amount and term the Board is comfortable with going back to the applicant with for the collateral he has offered? Mr. Scull mentioned 3-5 years and he has good income. Ms. Mooney stated starting up it is difficult to come up with payroll and purchasing inventory with your personal funds. Mr. Hook stated he will always be comfortable if there is sufficient collateral, business history or cash flow for the business itself. He added he is unsure if there is any of it in this case.

Mr. Scull requested a motion to rescind the previous motion to approve the Revolving Loan for Morning Rush due to lack of sufficient collateral.

Motion to approve- Ms. Semonick

Second- Mr. Hook

All in favor.

- ii. Brady's Roadhouse
- iii. G&H Sporting Goods

Ms. Bloom discussed that the applicant would like to withdrawal their loan for Brady's Roadhouse and have the Board reconsider the G&H Sporting Goods loan. She added she has requested a letter from the applicant stating this information.

- e. Office Supplies

Ms. Bloom stated she needs to order office supplies and understands she has the ability to order supplies without prior approval up to \$500 but wanted to make the Board aware it will be submitted via an expense report.

- f. USDA Linc Report

Ms. Bloom explained the USDA Linc Report is due at the end of October and it is the report that is required on all Revolving Loans. She added this information is required to be updated every year.

## **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 there was no update.*

d. Crucible Property

*Mr. DeHaas stated he updated the Board of the status yesterday and the Board took action last time so the ball is in their court. Ms. Bloom stated the amendments are in the signature folder to be signed today and submitted to the Commissioners meeting.*

e. Airport Property

Mr. DeHaas stated the execution of the agreement was approved previously and can be signed by the Authority and at that point the hand money should be received. Ms. Mooney asked if we wait to send the signed copy until the hand money is received and Mr. DeHaas agreed. Ms. Bloom asked if the vice chair can sign in place of the chair and Mr. DeHaas stated that is acceptable. Mr. Scull asked what the IDA's portion of the money. Mr. DeHaas explained the hand money has to be held. Mr. Scull stated he was referring to the total sale amount because the intention of the IDA is to invest the money with the hopes of doubling the money for projects. Mr. DeHaas stated he recalls the money is to be split with the County's portion being used to further economic development. Commissioner McClure stated the IDA's half and the County's half could work together.

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. She stated there are only two left open and she hopes to get those finalized in the near future.*

**X. Public Comment**

*Commissioner Belding acknowledged the progress being made and gave examples of both the Crucible and Airport properties. He added it appears more progress is being made now than in recent history. Mr. Scull added the Board has diversity.*

**XI. Executive Session**

*None*

**XII. Next Meeting – November 14, 2023**

**XIII. Adjournment**

*Mr. Hook requested a motion to adjourn the meeting at 9:43 AM.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

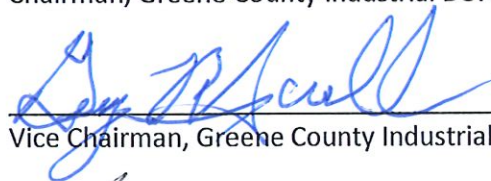
*All in favor.*

**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 November 14, 2023.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority

