

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes November 14, 2023

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

*Phil Hook, Chairman*  
*Tim Fox, Board Member*  
*Ernie DeHaas, Solicitor*  
*Connie Bloom, IDA Director*

**Phone:**  
*George Scull, Vice Chairman*

**Public:**

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

### III. Approval of Minutes – October 10, 2023

*Mr. Hook requested a motion to approve the October 10, 2023 Meeting Minutes.*

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

### IV. Treasurers Report

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

*Ms. Bloom explained the report includes all the normal reports. She noted the County match has been expended and the invoices going forward will only be paid from the Cleanup Grant.*

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

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

## V. Deposits

### Revolving Loan Payments

- a. 10/3/23 – **\$300.00**
  - i. LK Cafe
- b. 10/3/23 - **\$615.00**
  - i. Pennsylvtucky Precision (Sept & Oct)
- c. 10/3/23 - **\$321.75**
  - i. Vending Solutions
- d. 10/3/23 - **\$400.00**
  - i. Momma Martins (Sept)
- e. 10/10/23 - **\$261.73**
  - i. Adam Lewis Trucking #4 (Dec)
- f. 10/31/23 - **\$299.25**
  - i. JCNH Rentals
- g. 10/31/23 - **\$400.00**
  - i. Momma Martins
- h. 10/31/23 - **\$300.00**
  - i. Blessed Valley Lodging
- i. 10/31/23 - **\$299.25**
  - i. Hydraulic Solutions (Mar 24)

### SIP

- a. 10/31/23 - **\$1,432.13** (Aug 23)
  - i. MRIE

### General Account

NONE

### EPA Assessment Grant

- a. 10/10/23 - **\$1,805.00**
  - i. ASAP Draw Down
    - 1. AMO

### EPA Cleanup Grant

- a. 10/10/23 - **\$9,727.09**
  - i. ASAP Draw Down
    - 1. AMO

*Ms. Bloom reviewed the deposits for the month of October 2023. She added the gap in deposits being made was due to her surgery and not necessarily that the payments were late. Ms. Bloom mentioned the SIP repayment from MRIE is close to being paid in full.*

## VI. Approval of Checks for Payment

### General Account

- b. DeHaas Law, LLC, - **\$986.50**
  - i. General Services - \$262.50
  - ii. 7 One Eight Design Build Closing Costs -\$724.00
- c. Cincinnati Insurance - **\$1,285.00**
  - i. Insurance Renewal through 2024

### EPA Assessment Grant Account

- a. AMO -**\$1,465.00**
  - i. Coordination with new EPA Project Manager

- ii. EPQ Quarterly Reporting
- iii. US ACRES updates
- iv. 425 W. George St coordination for Phase II ESA

**EPA Cleanup Grant Account**

- a. AMO - \$8,496.89
  - i. Post creosote rail tie delineation sampling
  - ii. Data analysis
  - iii. Closure reporting
  - iv. EPA Quarterly Reporting
  - v. US ACRES updates

*Ms. Bloom reviewed all the invoices for the Board and indicated that were also emailed to the Board.*

*Mr. Hook 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. Pending Phase II ESA on 425 W. George St – December
  - ii. Recommend Certified Mailing to next 10-15 priority sites
  - iii. Potential Phase I ESA Site – Pending transfer of property to County
  - iv. All EPA Reporting Up To Date
- b. Cleanup Grant
  - i. Rail Tie Delineation completed
  - ii. Preparing Remedial Action Plan
  - iii. Update ABCA
  - iv. Initiate Remediation
- c. GC-BRAC Meeting – December 12, 2023

Ms. Bloom stated once the assessment is complete for 425 W. George Street in Carmichaels, there is a pending sale of that property. She mentioned that the list of properties needs to be reviewed to be able to choose what owners we want to reach out to for their interest. Mr. Scull stated he would like to review the list again and prioritize the properties. Mr. Hook agreed. Ms. Bloom will send the list to the Board to review prior to the next meeting. Ms. Bloom explained all the quarterly reporting has been done for the EPA for the Assessment grant. Ms. Bloom stated the Cleanup grant reporting has been completed and that there is a BRAC meeting on December 12, 2023.

**VIII. New Business**

- a. 2024 Meeting Dates

*Ms. Bloom stated the proposed meeting dates are in the packets for both the regular Board meetings as well as the GC-BRAC meetings. She added she kept the regular meeting dates as the second Tuesday at 9:00 AM.*

*Mr. Hook requested a motion to approve the dates for the 2024 IDA Board meetings.*



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

b. Business Consultant

*Ms. Bloom mentioned she is not sure what the Board is requiring from the consultant. She asked Mr. DeHaas if an RFQ would be needed and he stated this is for a professional service so there is no requirement to bid it. Mr. Fox updated the Board that he feels the Board is looking for a consultant that they would interview and explain what the goal is along with key parameters. He added the Board would encourage the use of existing data to try to keep the cost down. Mr. Fox indicated the key topics would be assessing what we have, how we compare to other counties, align our resources and positive attributes to industry that would fit so we could target them. Mr. Fox added Mr. Scull has someone the Board could meet with and he is on board with reaching out for a meeting. He added this would be a starting point. Mr. Hook agree. Mr. Scull will reach out and schedule the meeting.*

c. PRA Project Request

*Ms. Bloom explained Mr. Kelly received an email that was shared with the Board. Mr. Hook mentioned a survey was completed about eight years ago regarding rail. He added the coal terminal on the river, Robena, Larmar and another site that includes 40 acres. Mr. Fox mentioned there is a tremendous amount of power and water required and even natural gas. Ms. Bloom will provide those three sites to Mr. Kelly.*

d. Greene County Land Development Affidavit

*Ms. Bloom stated this is an item of information. Ms. Bloom stated Ms. Miller reached out regarding the mortgage on her revolving loan and that the collateral for that loan should only be on the 2.97 acres and not the entire property. Ms. Bloom worked with Mr. DeHaas to address the concern. She added the parcel number filed with the original mortgage did not include a letter, however, the property description was correct and nothing further needed to be done. Ms. Bloom was contacted by the bank and they requested the mortgage be refiled. Ms. Bloom stated Mr. DeHaas drafted an affidavit to file with the court. Mr. Hook asked if the split was done after the mortgage was filed and Mr. DeHaas stated it was done prior to the filing. Mr. DeHaas explained the mortgage the IDA filed properly describes the property and anyone who understands property matters would know that. Mr. DeHaas mentioned the legal description is what counts and it was accurate.*

e. SIP Compliance Review

i. Boondock Sales

*Ms. Bloom stated the compliance review for Boondock Sales is due. She explained this is the first review after the Board extended the due date. Ms. Bloom mentioned she has received some information, however, she had some questions and is waiting for clarification. Mr. Fox inquired when the review was to be completed originally. Ms. Bloom explained this should have been the third and final review, however, it is the first.*

**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

*Ms. Bloom will provide a signed copy of the option agreement to Mr. DeHaas once Mr. Hook signs. Mr. DeHaas stated he requested a copy of CST operating agreement but has not received it yet. He added he will not send the IDA's signed copy until he receives the operating agreement.*

- e. Airport Property

*Ms. Bloom stated the hand money has been received and they are currently in their due diligence period.*

- f. PIONEER Grant
  - i. 13 approved
  - ii. 10 completed
  - iii. 1 declined
  - iv. 1 received extensions through December 31, 2023
  - v. 1 pending initial agreement

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

*\*\*Mr. Hook asked what the status is of the Greene Cove issue. Mr. DeHaas stated the last report indicated the pre-trial conference will be December 13<sup>th</sup>. He added settlement proposals are being exchanged but are pretty far apart.*

**X. Public Comment**

**XI. Executive Session**

*None*

**XII. Next Meeting – December 12, 2023**

**XIII. Adjournment**

*Mr. Hook requested a motion to adjourn the meeting at 9:34 AM.*

*Motion to approve- Mr. Fox*

*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 December 12, 2023.

  
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Chairman, Greene County Industrial Development Authority

  
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Vice Chairman, Greene County Industrial Development Authority

  
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Secretary, Greene County Industrial Development Authority