

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes January 9, 2024

### 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*

*Rich Cleveland Ex. Director – P&CD*

*Blair Zimmerman, Commissioner*

*Besty McClure, Commissioner*

*Jared Edgreen, Commissioner*

#### **Phone:**

*Greg Firely, AMO Environmental Decisions*

#### **Public:**

*Duane and Tami Arbogast, Morning Rush*

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

### III. Reorganization –

#### a. Nomination of Officers

*Mr. Scull opened nominations.*

*Chairman – Ms. Mooney nominated Phil Hook and Ms. Semonick seconded. Ms. Mooney stated it was her understanding that Mr. Hook will accept the position.*

*Ms. Mooney made a motion to nominate all offices as currently seeded and Ms. Semonick seconded. Mr. Scull asked if there was any discussion; there was none. All positions will remain as follows:*

*Vice Chairman – George Scull*

*Secretary – Greta Mooney*

*Treasurer – Cheryl Semonick*

### IV. Approval of Minutes – December 13, 2023

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

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

**V. Treasurers Report**

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

*Mr. Cleveland reviewed the reports. Mr. Scull asked if Mr. Cleveland was aware of any abnormalities and Mr. Cleveland stated he is not. Ms. Mooney stated she spoke with Ms. Bloom yesterday and she did not make her aware of anything that would be of concern regarding the treasurer's report.*

*Mr. Scull requested a motion to approve the December 31, 2023 Treasurers report.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

**VI. Deposits**

**Revolving Loan Payments**

- a. 12/11/23 - **\$321.75**
  - i. Vending Solutions
- b. 12/11/23 - **\$299.25**
  - i. LK Café
- c. 12/18/23 - **\$299.25**
  - i. JCNH Rentals
- d. 12/18/23 - **\$350.00**
  - i. Greene County Land Development #3
- e. 12/18/23 - **\$299.25**
  - i. Hydraulic Solutions
- f. 12/18/23 - **\$300.00**
  - i. Blessed Valley Lodging

**SIP**

None

**General Account**

None

**EPA Assessment Grant**

- a. 12/12/23 - **\$7,530.00**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

- a. 12/12/23 - **\$3,440.00**
  - i. ASAP Draw Down
    - 1. AMO

*Mr. Cleveland stated the deposits that are listed were made in December. Ms. Mooney mentioned the issue with the Assessment Grant is finding site owners willing to participate. She added she recalls that a site was approved through email and it will be moving forward. Mr. Firely confirmed there are three.*

**VII. Approval of Checks for Payment**

**General Account**

- b. DeHaas Law, LLC, - \$835.00**
  - i. General Services
- c. Observer Reporter - \$169.18**
  - i. 2022 Audit Report

**EPA Assessment Grant Account**

- a. AMO - \$7,550.00**
  - i. 425 W. George Street
    - 1. Finalize Field Sampling Plan
    - 2. Re-issue Site Access Agreement to New Owner
    - 3. 3 New Sites Identified
    - 4. New Site Owner Coordination
  - ii. Project Coordination and Planning

**EPA Cleanup Grant Account**

- a. AMO - \$7,470.12**
  - i. Soil Data Analysis
  - ii. Remedial Planning
  - iii. Subcontractor Invoice Sample Collection
  - iv. Project Coordination and Planning

*Mr. Cleveland stated the checks are ready for signature once the Board approves the invoices. He added Ms. Bloom requests the Board take action and add Mr. Fox to the signature cards.*

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

*Motion to approve- Mr. Fox*

*Second- Ms. Semonick*

*All in favor.*

*Mr. Scull requested a motion to approve adding Mr. Fox to the signature cards.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

**VIII. Brownfields Initiative**

- a. Assessment Grant**
  - i. 435 W. George Street**
    - 1. Site Access Agreement Complete
    - 2. Phase II ESA Field Activities – 1/9/24
  - ii. Assessment Activities Approved**
    - 1. Lamar Prospect, LLC
      - a. 07-07-100
      - b. 07-07-102
      - c. 07-07-104



**b. Cleanup Grant**

**i. Remedial Action Plan**

1. Excavation/Disposal of Impacted Soil
2. Final PADEP Act 2 Reporting

**ii. March 2024**

1. Excavation Planning

*Mr. Firely stated the three sties identified were submitted to the EPA and approved. He added the site access agreements were drafted and signed by the IDA. Mr. Firely explained those agreements were sent to the site owner and once they are signed and returned the PHASE I work can be started. Mr. Firely stated 425 W. George Street site has been sold as a result of the assessment work. Mr. Firely mentioned PHASE II work has started at this location. He added they are using penetrating radar to located the underground tanks and any other subsurface anomalies.*

*Mr. Firely explained the Cleanup grant paperwork is being compiled to layout the cleanup for the Mather site. He stated this should be done by the summer but in the meantime all the DEP paperwork is being completed to be able to move forward once the weather is more conducive to be on-site. Mr. Scull asked if there were any changes in grant funding to finish the cleanup. Mr. Firely replied a new grant just announced last week and has rolling applications until November; one is for \$1-\$3M and the other is for \$10-\$20M. He added the applicant must be a community-based non-profit that can partner with a local government agency. Mr. Firely stated he believes it is an opportunity to clean up the rest of the rail ties. Mr. Cleveland asked if the IDA be the partner and the County be the applicant and Mr. Firely replied it needs to be a community-based nonprofit. Mr. Scull asked if the nonprofit has to own the land and Mr. Firely stated no it does not. Mr. Scull stated the ball is in the County's court and Mr. Firely stated an option would be to turn the GC-BRAC into a nonprofit. Mr. DeHaas stated is sounds like it needs to be a nonprofit corporation and requires a 501-3(c) status. Mr. Firely stated once he gets the all the information, he will send a summary to Connie.*

**IX. New Business**

**a. Statement of Financial Interest**

*Mr. Cleveland stated the Statement of Financial Interest forms are completed every year. He added once they are completed, they need to be returned to Ms. Bloom.*

**b. 2022 Audit Report**

*Ms. Mooney explained Ms. Bloom shared the audit with the Board at the last meeting and wanted the Board to have a chance to review before taking action to approve.*

*Mr. Scull requested a motion to approve the 2022 Audit.*

*Motion to approve- Ms. Semonick*

*Second- Mr. Fox*

*All in favor.*

**c. CST Option Payment**

*Mr. DeHaas explained that Connie informed him the option payment has been received.*

- d. SIP Compliance
  - i. Boondock Sales

*Mr. DeHaas stated he has not heard from anyone negatively regarding the letter he drafted. Ms. Mooney confirmed the letter has not been sent and Mr. DeHaas stated not until the Board makes their determination.*

*Mr. Scull requested a motion to find Boondocks Sales is not in compliance with their annual SIP review.*

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

- X. Old Business**
  - a. FASBA
    - i. Miller Company Electrical Contractors Appeal

*Mr. DeHaas stated there is nothing for the Authority to do in the matter. Commissioner Zimmerman stated the County is going to recover those funds. Commissioner McClure stated the County's Solicitor has been in contact with Miller's Solicitor.*

- b. Mather Gateway

*Mr. Cleveland stated there was no update.*

- c. Airport Property

*Mr. DeHaas stated they are still in the due diligence period which is 180 days.*

- d. PIONEER Grant
    - i. 13 approved
    - ii. 10 completed
    - iii. 1 declined
    - iv. 1 received extension through February 29, 2024
    - v. 1 received extension through December 31, 2024

*Mr. Cleveland stated the update was included in the Board's packet for review. He stated he will provide a copy to the Commissioners.*



## **XI. Public Comment**

*Duane Arbogast stated he is the owner of Morning Rush Coffee and had applied for funding through the IDA. He added the Board requested he obtain a co-signer but it is difficult to find someone who has the same passion. He gave the Board some background information. He stated he moved back to the area in 2005 and worked at the County jail for \$60 a day and now he is the Operations Manager for Seven Point Energy. Mr. Arbogast stated the company had to shut down for a period of time due to COVID and it made him reevaluate. He decided he would build the coffee shop at that point. Mr. Arbogast stated he currently has over 1,000 followers on Facebook and has generated almost \$50,000 in revenue since August. He added he is also opening a brick-and-mortar store in Rogersville in March and that the trailer he was using will be for events that he has been asked to participate. Mr. Arbogast mentioned one thing that he plans to do is provide grants to his workers for college book or the like. He added he has also participated in local fundraising events for residents who need help with medical costs and the latest event raised \$5,000. Mr. Arbogast stated he understands one of the Board's concerns is that he could pick up and move his home but he is here to stay and his roots are Greene County. He stated the money would help cover operating costs and payroll for the new location and help the community out in the West Greene area. Ms. Semonick asked if the building is being leased from Community Bank and Mr. Arbogast stated, yes but from the current owners. Mr. Scull stated he appreciates the passion and strongly supports what Mr. Arbogast is doing, but the issue is collateral to support the loan. Mr. Arbogast stated he understands the concern and he could have paid the coffee trailer off and it has over \$70,000 worth of equipment, the Board wouldn't accept that as collateral. He added he is also going to work with the students for a work release program but that won't be there unless he can get some help. Ms. Mooney stated when this first came to the Board, she voiced her support of it. She added in comparison to some of the other loans that the Board approved she felt it met the same criteria. Ms. Mooney stated she did put Mr. Arbogast in connection with the person who owns the property in Rogersville but she does not benefit financially. Ms. Mooney stated she feels it is a viable business and she feels that is the exact purpose of what the Board is trying to do. Mr. Scull asked Mr. DeHaas for his input. Mr. DeHaas stated it sounds as if the application has changed and a new one should be provided. Commissioner Zimmerman stated this is an opportunity to get a business in the western part of the county and he can see the passion Mr. Arbogast has for his business. Commissioner McClure stated as a customer she will say it is a very good product. Mr. Scull stated he has not heard anything but positive comments. Mr. Scull suggested Mr. Arbogast reapply and the Board take a second look and Mr. Fox agreed.*

## **XII. Executive Session**

*Mr. Scull requested a motion to enter into Executive Session at 9:35 AM.*

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

*Mr. Scull requested a motion to come out of Executive Session at 10:00 AM.*

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

XIII. Next Meeting – February 13, 2024

XIV. Adjournment

*Mr. Scull requested a motion to adjourn the meeting at 10:00 AM.*

*Motion to approve- Mr. Scull*

*Second- Ms. Mooney*

*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 \_\_\_\_\_, 2024.

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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





XIII. Next Meeting – February 13, 2024

XIV. Adjournment

*Mr. Scull requested a motion to adjourn the meeting at 10:00 AM.*

*Motion to approve- Mr. Scull*

*Second- Ms. Mooney*

*All in favor.*

**MEETING MINUTES CERTIFICATION**

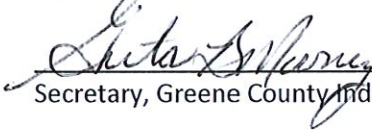
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on February 13, 2024.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority

