

MINUTES
Greene County Industrial Development Authority
September 23, 2020

The meeting was called to order at 9:02 A.M. Those present were as follows:

Mike Belding, Chairman
George Scull, Vice Chairman
Jeremy Kelly, Planning Director
Crystal Simmons, CDBG/HOME Director
Kayla Reyes, GCIDA Associate

By Phone:

Ernie DeHaas, GCIDA Solicitor
Linda Chambers, Board Member

Public:

Greg Firely, AMO Environmental Decisions
Max Loughman

I. 'If a potential conflict, you are duty bound to disclose'

II. Board Member Vacancy

- a. Letters of Interest
 - i. Currently have 4 letters with potentially more to come.

Mrs. Reyes explained the scoring sheets made by Ms. Simmons, which is to be filled out by each board member. It will allow each member to score each candidates' questions from 0-10. The overall total being each candidates' score. Mrs. Reyes made a spreadsheet which added up all the board members' scoring sheet to list the candidates in order of highest score to lowest. The board members discussed choosing the top two highest scores for the open board member vacancies. Mr. Belding listed the candidates in order, Greta Mooney as number 1, Phil Hook as number 2, Max Loughman as number 3, Cheryl Semonick number 4, Mary Bokas number 5, and Sandra Zuspan as number 6. Mr. Belding asks if there is any disagreement on selecting number 1 and 2, no disagreements. Mr. Belding encourages all interested candidates to keep trying in the future and suggested that there may be opportunities for seats on GCIDC board. Mr. Scull asks if there are any conflicts with the top two candidates, Greta Mooney or Phil Hook. Mr. Belding stated that Greta Mooney had received fund through SIP in the past, but it is no longer an open account.

Mr. Belding requests a motion to accept the top two candidates with follow on action with remaining candidates to stay engaged in the IDA.

Motion to approve- Mr. Scull

Second- Ms. Chambers

All in favor

IV. Approval of Minutes – August 26, 2020; September 10, 2020

Mr. Belding requests a motion to approve Meeting Minutes from August 26, 2020.

Motion to approve- Mr. Scull

Second- Ms. Chambers

All in favor.

V. Treasures Report

- a. **Balance Sheet** as of August 31, 2020
- b. **Profit & Loss** as of August 31, 2020

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Mrs. Reyes stated that the treasurers report reflects the previous month and that Fiscal Associate, Rebecca Morris had pointed out that there is an over payment of \$4.30 under Adam Lewis Trucking, if anyone had wondered what that additional funds was. Ms. Simmons had pointed out that there was a negative account payable of \$514.19 and that it's not uncommon for us to have negative net income this time of the year, but unsure of the accounts payable. We will look into this and report update next month.

Mr. Belding requests a motion to approve Treasurers Report contingent upon looking into the negative accounts payable balance.

Motion to approve- Mr. Scull

Second- Ms. Chambers

All in favor.

VI. Approval of Checks for Payment- General Acct

- a. Liberty Mutual- \$470.00
 - i. Crime Protection Policy
- b. DeHaas Law, LLC
 - i. Invoices through August 31 - \$2,156.50
 - ii. Beranger Nemat v. GCIDA - \$228.00

Mrs. Reyes explains each invoice, both to come out of the general account. Th Liberty Mutual is an annual charge that protects the board members and employees. The two invoices for DeHaas Law, LLC, one for services through August 31 and the other for a letter regarding the Beranger Nemat vs. GCIDA case. Mr. Scull asked what the matter of the lawsuit was and Mr. DeHaas explained that it was regarding the Green Trail incident where the tree fell on a man. Ms. Simmons explained the Liberty Mutual account which covers crime protection, but also a commercial plan which covers our office and the Mather Property. Ms. Simmons asked Mr. DeHaas asked if we were required by law to cover this building, since the County probably already has it covered. Mr. DeHaas explained that the Authority should have general liability insurance that would cover not the entire building, but the office alone as a tenant policy. That would be the clarification we would need from the agency.

Mr. Belding requests a motion to approve checks for payment.

Motion to approve- Ms. Chambers

Second- Mr. Scull

All in favor.

VIII. Deposits

- a. **Revolving Loan Payments: #1 entered into QuickBooks.**
 - i. \$1,219.33 – 9/15/2020
 - 1. Main Contracting – \$943.56
 - 2. Wilson Commons, LLC - \$275.77
 - ii. \$907.00 – 9/22/2020
 - 1. Adam Lewis Trucking- \$907.00

Mrs. Reyes shared the list of payments made on the RLF that were deposited.

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X. Brownfields Initiative

- a. GC-BRAC- next meeting to follow at 10AM

Mrs. Reyes explained that the Greene County Brownfields Redevelopment Advisory Council will follow immediately after the GCIDA meeting.

XI. Old Business

- a. CONSOL PEDFA Schedule Update – paused

Mrs. Reyes stated that the CONSOL PEDFA project has been paused, according to an email forwarded by Mr. DeHaas from Bank of America. It stated that for the time being it will be paused and continued at a later date. Mr. DeHaas stated that he is guessing that these projects are timed around bonds and may be just a matter of them wanting to get the best rate on the bond.

- a. EverGreene Tech Park

- i. Follow up discussion

Mr. Belding shared his email to Mr. Chapel from Greene County Industrial Development Inc., stating that the IDA is interested in having more involvement on their board than what was originally offered. Communication was sent to Gary Klinefelter as well, but have not heard word from either of them since the last email. Mr. DeHaas explained that Mr. Klinefelter was out of town and that may be the reason for a delayed response.

- a. Revolving Loan Fund

- i. Pizza-Italia

- ii. The Locker Room - Estimated closing date 10/01/2020

Mrs. Reyes gave an update on Pizza-Italia, stating that after the last meeting she made a physical visit to Pizza-Italia. She explained that after having a conversation with Mr. Gresko, she found that they did experience some financial hurt from COVID. Mr. Gresko explained that the sale of the business is not serious at this time, but just wanting to see what they could get for it. Mrs. Reyes provided Mr. Gresko more information on the Emergency Loan and an application if they are interested. Mrs. Reyes explained that with that aside, their SIP account needs to be determined in compliance or not so the IDA can finalize the audit. Mr. DeHaas explained that the Authority can provide a legal letter stating something along the lines of asking them to provide documentation within a certain period of time or the account would not be in compliance. Mr. DeHaas did send a letter to Pizza Italia on Monday that outlined to them that they need to send payments and documentation within that timeframe. Mrs. Reyes also gave an update on The Locker Room, that Mr. Mahle advised that he was waiting on Direct Results' attorney, but there is an estimated closing date of 10/01/2020. Mr. DeHaas explained that he did send a letter requesting information on who was representing Mr. Mahle, but that the information was never forthcoming. Ms. Simmons asked if there was a mortgage satisfaction on that and Mr. DeHaas explained that the Authority should send a termination notice out there to make clear of the Security agreement. If the total is not paid, there would be a lean on any property they own. Mr. Belding stated that he anticipates the Authority will receive payment once Mr. Mahle receives it and Mrs. Reyes agreed, stating that Mr. Mahle has been in contact and made it clear that we will be paid in full once sale is closed.

XII. Public Comment

- a. *Max Loughman stated that he feels that the candidates chosen for board member vacancies were top shelf and that he wishes to continue attending because he finds the meeting interesting.*

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I. Executive Session -

Mr. Belding made a motion to enter executive discussion at 9:36AM.

Motion to approve- Ms. Chambers

Second- George Scull

All in favor.

Exited executive session at 9:58AM

II. Next Meeting- October 28, 2020

III. Designate Ms. Simmons as Authority Signee on Site Access Agreements

Requests motion to approve Ms. Simmons as an authorized signee on Site Access Agreements.

Motion to approve- Mr. Scull

Second- Ms. Chambers

All in favor.

I. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 10:00 AM

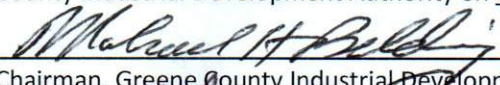
Motion to approve- Ms. Chambers

Second- Mr. Scull

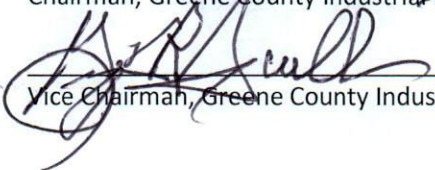
All in favor.

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 October 28, 2020



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority