

**MINUTES**  
**Greene County Industrial Development Authority**  
**March 9, 2021**

**I. The meeting was called to order at 9:00 A.M. Those present were as follows:**

Mike Belding, Chairman  
George Scull, Vice Chairman  
Cheryl Semonick, Board Member  
Blair Zimmerman, GC Commissioner  
Crystal Simmons, CDBG/HOME Director

***By Phone:***  
Ernie DeHaas, GCIDA Solicitor  
Jeremy Kelly, Planning Director  
Phil Hook, Board Member  
Richard Cleveland, Executive Director –  
Community Development  
Connie Bloom, Administrative Assistant – P&CD

***Public:***

Greg Firely, BCES Senior Project Manager /  
Environmental Scientist AMO Environmental  
Decisions  
Max Loughman

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

**III. Approval of Minutes – February 9, 2021**

*Mr. Belding requests a motion to approve Meeting Minutes from February 9, 2021.*

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

**IV. Treasurers Report**

- a. Balance Sheet** as of February 28, 2021
- b. Profit & Loss** as of February 28, 2021

*Mr. Belding requests a motion to approve the Treasurers Report.*

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

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**V. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, Services - \$287.50
  - i. General, February 8, 2021 through March 5, 2021 - \$212.50
  - ii. NemaI, February 11, 2021 through March 5, 2021 - \$75.00
- b. Bank-A-Count - \$20.25

**EPA Account and Budget Overview**

- a. AMO Environmental Decisions, Inc. - \$12,823.75
  - i. Petro T3 Site Assess/Reporting - \$3,537.50
  - ii. HazSubts T3 Site Assess/Reporting - \$9,286.25

*Ms. Simmons explains Bank-A-Count is the company the authority purchases payment coupon books for the Revolving Loan Program and when we pay an invoice that means we finalized a loan.*

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

*Motion to approve- Mr. Scull*

*Second- Ms. Semonick*

*All in favor.*

**VI. Deposits**

*Ms. Simmons stated that there is one you won't see until next month which is Adam Lewis Trucking because he took advantage of the consolidation. Mr. Belding asked if that is the loan mentioned in the previous motion in regards to Bank-A-Count and Ms. Simmons confirmed.*

**a. Revolving Loan Payments**

- 1. 02/08/2021 - \$1,404.86
  - i. Main Contracting LLC - \$943.56
  - ii. Pizza Italia 1&2 - \$472.30
- 2. 02/19/2021 - \$275.77
  - i. Wilson Commons, LLC - \$275.77

*Mr. Scull stated that good progress has been made on the Revolving Loan program and Pizza Italia is a good example of working together and face to face communication because now they are current with payments.*

**VII. Brownfields**

- a. Greg Firely, BCES Senior Project Manager / Environmental Scientist AMO Environmental Decisions

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**b. Next GC-BRAC Meeting- Today 10AM**

*Mr. Firely shared an overview of the progress at each of the sites. Mr. Firely stated that Phase II work will start today at the Locust Site and that data should be available in approximately two weeks. Then in two to four weeks following that they will provide a whole report. Mather Site Phase II Sampling and Analysis Plan is complete and sent to EPA for review. Mr. Firely explains everything is being done within the budget of the EPA grant. Mr. Scull asked when we should engage Morgan Township and Mr. Firely responded May or June for whoever is going to be on the Coalition. Ms. Simmons clarified that we are looking at two separate types of grants; one would be for assessment and one site specific cleanup.*

**VIII. New Business**

**a. Forgivable Advance for Small Business**

*Ms. Simmons explained the FASBA grant program is finally getting ironed out and anticipate having the applications ready for the committee (5 IDA Board Members) review. Mr. Belding added that there is a little bit of competing interest between FASBA and the Hospitality State Program and we are aware and want to make sure everyone gets treated as fairly as we can and nobody gets two without somebody else getting one. Mr. Belding also stated that they are two different programs; one has requirements and one is a straight up grant. SPC will be our adjudicator for the Hospitality part of that.*

**b. Statement of Financial Interest**

*Ms. Simmons indicated she emailed all board members the Statement of Financial Interest forms to be completed and returned.*

**c. Financial Analyst**

*Ms. Simmons shared the need of an ongoing Financial Analyst for reviewing financial information for the Revolving loans. Mr. Belding stated we are waiting for acceptance or acknowledgement from Ami Cree and Mr. Scull said he feels that would be a good suggestion if she is agreeable.*

**d. Yates – Yates Precision Manufacturing**

*Ms. Simmons discussed Yates Precision Manufacturing has reached out regarding a Revolving Loan to purchase equipment, however, the amount he requested is more than \$50,000. Ms. Simmons shared that the Board reserves the right to make loans for more than \$50,000 on a case-by-case basis and recommends we accept an application from him, make a review of what he is proposing and look at his business plan. Ms. Simmons noted he is a local manufacturer of razors. Mr. Belding asked what is the amount requested and Ms. Simmons answered \$140,000. Mr. Belding says he would suggest Mr. Yates submit a full application and it will be evaluated. Ms. Simmons will reach out and let him know what he will need to do to move forward.*

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**IX. Old Business**

**a. MRIE- Repayment**

*Mr. Belding asked Mr. DeHaas if he received a response back from the letter that he mailed to MRIE. Mr. DeHaas said no, but there was some communication directly with Crystal but nothing after. Mr. DeHaas stated that MRIE called after the second letter and said he sent an email to Ms. Reyes. Ms. Simmons stated MRIE did acknowledge he received both and also questioned the difference and asked if there was the opportunity for the Emergency Loan Program. Ms. Simmons response was the Ms. Reyes resigned and Mr. DeHaas would handle the correspondence. Mr. Scull asked if his question was the different interest rates and Ms. Simmons answered after he saw both of those, he also asked for the parameters for the Emergency Loan. Ms. Simmons indicated the offer to him was a 3-year loan at 3%. Mr. Scull said he feels that the Emergency Loan is off of the table. Mr. Hook said he agrees and the biggest problem is he is not responding. Mr. Belding asked Mr. DeHaas to reach out to MRIE.*

**b. Certified Economic Development Organization (CEDO)**

*Ms. Simmons stated that we do not meet the criteria to become a CEDO. Mr. Belding indicated that SPC is handling the Hospitality Program and that will be a good introduction and relationship builder.*

**c. Relator Reach Out**

*Ms. Simmons discussed in 2014 the County and IDA presented Greene Site Search via a meeting held at Waynesburg University and since then they have improved their site to meet some of the complaints from relators/land developers. Ms. Simmons reviewed some of the key features of Greene Site Search, the letter that was included in the packet that introduces the GCDPCD as well as the marketing information using the "white label" from Greene Site Search. Mr. Scull asked if there is a cost associated with Greene Site Search and Ms. Simmons answered \$3,000 per year and it has been bounced between Economic Development and IDA and with the IDA's finances it was moved to Economic Development. Mr. Scull asked if we should be using Zillow.com and he deferred to Ms. Semonick who indicated the majority of the calls they receive are Zillow.com or Relator.com and very few from the County site. Ms. Simmons indicated that she uses the demographics and other information from Greene Site Search for grant applications.*

*Ms. Simmons explained that once a property is listed on Greene Site Search it can be viewed on Pittsburgh Prospector site as well so developers viewing that site also see the properties available in Greene County. Mr. Firely added that in his experience developers are looking for properties that are not necessarily advertised and if there is a way at the county level to provide that information to people it is very attractive. Mr. Belding stated we received and fulfilled an inquiry recently and Ms. Simmons added that it was from a developer working with Pittsburgh Prospector.*

*Ms. Semonick asked if we would charge a fee for the use of the site. Ms. Simmons replied that those discussions have happened and that it is on an agenda to speak with Zoom Prospector to see if we can do subscription services. Ms. Semonick stated that if someone calls to see what potential offers, they could get on a property that we are giving them free advertising. Ms. Simmons said that we are looking at it like a tool for economic development but sees Ms. Semonick's point. Mr. Scull said he feels we need to get the site up and running and consider a fee to help cover our costs. Ms. Semonick stated that the fee doesn't*

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*have to be astronomical. Ms. Simmons said there should soon be a meeting with Jeff from Prospector and she will discuss the possibility of a subscription, get the relator/developer letter out, look at hosting a webinar, and get attention back on the site.*

**d. Surface Mine Liaison**

*Ms. Simmons stated that she was approached at a Township Meeting and it was stated that it is a shame that mine properties just sit and are left to rot. Ms. Simmons discussed the need to find out a way to get a list of properties that were previously longwall mined under and available so they are not left to decay or donated to the State Game Lands. Mr. Kelly discussed that he spoke with an individual from Iron Synergy and as they create their plan, we need to build a relationship with them. Mr. Kelly stated that there is a meeting planned for tomorrow and he is excited to see what they have planned going forward. Mr. Belding noted this is a good discussion and it crosses other departments within the County. Mr. Belding also stated that nontaxable properties do not help the County. Mr. Belding mentioned we need to grow the tax base to share the burden of taxes within the County. Mr. Hook asked what is the average quality of the structures on these properties because in his experience they are in really bad shape. Mr. Belding answered that they are in bad shape and Mr. Scull added because of the drop in elevation it is a wet lands area. Mr. Hooks said that is his concern that a lot of these areas are liabilities. Mr. Belding added that a lot of the structures have been removed to lower the assessment value. Ms. Simmons inquired who would determine if the property and/or structure is a liability. Mr. Firely replied that you could go onto NWI Mapper to see if anything is already identified but if you wanted a jurisdiction determination you would have to go out and evaluate it.*

**e. Pittsburgh Prospector Boxer**

**X. Public Comment**

*Mr. Zimmerman stated that going back to the Brownfield discussion that we were going our searching for the properties to get them on our site the owners were not contacting us.*

*Mr. Loughman stated if you have an abandoned mine property that is an eye sore and he is confused regarding the gray area between RDA and IDA. Mr. Loughman added if Mr. Yates need a location to manufacturer his razors isn't there a viable structure on the mine property he could use. Mr. Zimmerman answered that it is still owned by the coal company and maybe the new company would be willing to discuss. Mr. Firely said to keep in mind that you cannot receive release of liability for used mine land from the state although you can get a letter saying it was evaluated it and it is okay. Mr. Firely added that you will not be able to get a loan from a bank unless you have a Phase I done. Ms. Simmons added the IDA took after the Brownfield Assessment to evaluate properties because not all owners know they have a tank or other environmental hazard. Mr. Belding said the County holds quite a bit of property and are actively looking for developers. Ms. Simmons said she will send an email to Mr. Loughman the link for the property search website. Mr. Loughman asked Ms. Semonick if she sees a conflict as a relator if one of her properties is listed on Greene Site Search and she replied not as long as there is a link back to the listing agent. Ms. Simmons added that relators are able to get credentials and list properties themselves. Mr. Firely added that the county doesn't actually have to own the site to do the environmental assessment.*

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**XI. Executive Session**

*Mr. Belding stated that there is not a need for an Executive Session and will discuss personnel at a later date, however he did introduce Connie Bloom as the new IDA Associate will formally introduce her at the next meeting when she is back from vacation.*

*None*

**XII. Next Meeting**

*The next meeting will be April 13, 2021.*

**XIII. Adjournment**

*Mr. Belding requests a motion to adjourn the meeting at 10:23 AM.*

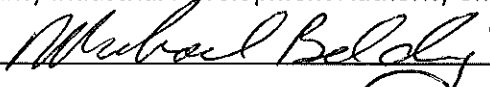
*Motion to approve- Ms. Semonick*

*Second- Mr. Scull*

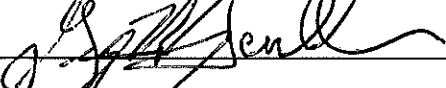
*All in favor.*

**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 April 13, 2021

  
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Chairman, Greene County Industrial Development Authority

  
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Vice Chairman, Greene County Industrial Development Authority