

# MINUTES

## Greene County Industrial Development Authority Board Meeting

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| April 9<sup>th</sup> 2019 | 9:00 AM |

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### In Attendance

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Mike Belding, Vice Chairman

Denny McIntire, Secretary

Linda Chambers

Ernie DeHaas, Solicitor

Emily Luckey, GCIDA Manager

Archie Trader, Commissioner – Guest

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### Approval of Minutes

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Motion to Approve Minutes from February 26<sup>th</sup>, 2019 Meeting: Denny McIntire

Second: Mike Belding

All in Favor.

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### Approval of Checks for Payment

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- ❖ Cypher and Cypher - \$2,000.00
- ❖ Cypher and Cypher - \$660.00
- ❖ Observer Reporter - \$70.30
- ❖ DeHaas Law - \$640.00
- ❖ Bank-A-Count - \$5.93

Emily Luckey reports that there is \$3,376.76 in the General Account and after the bills are all paid there will be \$.03 in the General Account. She asks if the IDA would make a request to the County Commissioners to cover the Cypher and Cypher bill, or if IDA should make a request to the County Commissioner for a deposit to the General Account. Mike Belding suggests that Emily ask Jeff Marshall, Chief Clerk, his preference.

Motion to approve the checks stated: Denny McIntire

Second: Mike Belding

All in Favor.

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## Treasurers Report

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Emily Luckey states that she has deposited \$95,000 into the SIP account to cover the applications that were approved at the last meeting. Linda Chambers asks if we only have two bank accounts for the IDA. Emily states that as of right now that is all we have.

Motion to approve the Treasurers Report: Denny McIntire

Second: Linda Chambers

All in Favor.

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## New Business (Voting)

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**US EPA Bank Account** → Emily Luckey states GCIDA needs to open up a new bank account dedicated to the US EPA Brownfields Grant. Emily reviews the interest rates and fees for First National Bank, First Federal, and also Community Bank. First National has the highest interest rate and no fees.

Motion to approve First National Bank for the US EPA Bank Account: Linda Chambers

Second: Denny McIntire

All in Favor.

**SIP Applications** → SIP Review Committee has recommended two SIP Applications for GCIDA consideration:

**Boondock's Sales LLC** → Requesting \$50,000 for building repairs, gas line installation, and code compliance updates. With the creation of 3-5 employees. The SIP Committee unanimously determined that it meets the SIP Guidelines and recommends that the IDA approve the amount requested. Linda Chambers asks if he is going to be reopening a bar. Emily explains it will be a used car lot. Mike Belding asks if we have a matrix about where the company is how many employees are being hired. Discussion takes place about how much information needs to be brought to the IDA Board.

Motion to approve Boondock's Sales LLC for \$50,000: Linda Chambers

Second: Denny McIntire

All in favor.

**Cree Farm, LLC** → Requesting \$50,000 for the construction/installation of a commercial grain bin facility. Creation of one full time position. The SIP Committee unanimously determined that it meets the SIP Guidelines and recommends that the IDA approve the amount requested. Discussion takes place on the application.

Motion to accept Cree Farm's for \$50,000: Linda Chambers

Second: Denny McIntire

All in favor:

**SIP Committee Recommendations** → Emily Luckey reported to the GCIDA Board two recommendations that the SIP Committee asked be brought forward.

- 1.) Given the level of SIP investment now made for the Waynesburg Investment Group's (Fat Angelo's) business and to address blight at the gateway entrance to the county seat, the committee asks the GCIDA to consider an official request to the Franklin Township Supervisors and the Code Enforcement Officer that if the Township has the legal authority and obligation, then the property owner, Paul Howard, be cited to remove the blight from the property that adjoins the business. Discussion takes place on this recommendation.

Motion to draft a letter requesting that a Resolution be enacted by the County Commissioners, and then forwarded to the Franklin Township Supervisors and Code Enforcement Officer, Paul Howard and Waynesburg Investment Group: Linda Chambers

Second: Denny McIntire

All in Favor.

- 2.) A second request from the SIP Committee asks that the IDA recommend to the Commissioners that they expand the SIP Program to accept applications from the municipalities for beautification needs or consider establishing a separate program for the municipalities to help with the costs of some beautification projects. (park benches, landscaping, fences). Commissioner Archie Trader commented that the SIP Committee should direct their suggestion directly to the County Commissioners. There was no action by the GCIDA Board.

**Universal Belting Supply** → Ernie DeHaas reported that he has been contacted regarding a potential application for a manufacturing facility's expansion in Greene County. The specific request would require an application to PA DCED's Private Financing, PEDFA, conventional banking or bond loan program as a conduit for tax exempt financing of a project. The company would need to obtain a commitment letter from a lender. The IDA just acts as a conduit for the loan. The project cost is estimated at \$1.5 Million. \$1 Million of the project costs are estimated for real estate and \$500k is estimated for equipment. At this time there is no action for the GCIDA to take. Discussion takes place regarding the process between the GCIDA, PA DCED, the borrower and the lender. The Board proposed to administer the project for a fee of \$1,500 and a possible split of the fee would be for GCIDC for the referral.

**Kibler and Mather Site** → Ernie DeHaas explains that he was contacted by counsel representing a couple who owns property that adjoins the Mather Property. Last year their counsel contacted the GCIDA and wanted the IDA to buy the property from his client. However, the IDA responded that there is not interest in purchasing the property. Any activity on reclaiming the property was done by a private contractor and would not be a responsibility of the authority. There is no liability of the authority and Ernie has not heard back from their attorney.

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## Old Business (Updates)

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### **GCIDA 2017 Audit Approval:**

Motion to approve the 2017 GCIDA Audit: Denny McIntire

Second: Mike Belding

All in Favor.

**Financial Interest Statements:** Each board member needs to complete and submit the PA Ethics Commission, Statement of Financial Interests for 2018, which is to be submitted to Emily no later than May 1, 2019.

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[Next Quarterly Meeting →](#)

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July 9<sup>th</sup>, 2019 | 9:00 AM Second Floor Conference Room in the Greene County Office Building

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**Adjournment**

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**Motion to Adjourn:** Linda Chambers

**Second:** Denny McIntire

**All in Favor.**