

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

I. Call to Order

The meeting was called to order at 9AM. Those present were as follows.

Joe Simatic, Chairman

Sheila Stewart, Vice Chairman

Andrew Corfont, Treasurer (By phone)

Mike Belding, Assistant Secretary/Treasurer

Ernie DeHaas, Solicitor (By phone)

Sharon Rodavich, GCIDA Consultant

Robbie Matesic, DED

Emily Bosworth, GCIDA Associate

Commissioner Blair Zimmerman, Chairman

Commissioner Archie Trader, Secretary

Frank Pecjak

Clint Blaney

Bryan Snyder

Cindy Bailey, GreeneSpeak

II. Approval of Minutes – September 12, 2017 meeting

- a. Motion to approve: Mike Belding
- b. Second: Sheila Stewart
- c. All in favor.

III. Treasurer's Report

- a. Balance Sheet as of
- b. Profit & Loss
 - i. Sharon lets the board know that we did not have the treasurer's report for approval because Cypher & Cypher are conducting a 'mini audit' which will be presented at a future IDA board meeting.

IV. Approval of Checks for Payment

- a. Radcliffe & DeHaas – \$1066.67
- b. Cypher & Cypher - \$5,500.00
- c. Observer Reporter – \$171.60
 - i. Motion to approve: Sheila Stewart
 - ii. Second: Mike Belding
 - iii. All in favor.

V. Deposits

- a. Greene County Land Development – \$570.00 on 10/02/17

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

- i. Interest principal payment on a revolving loan.
- b. Outstanding deposit from Bowles Rice – \$56.00
 - i. Mortgage satisfaction. Sheila says that this does get put into the revolving loan fund account at First National bank.

VI. Public Input

- a. Public wanting to comment on the grant that was coming up. No other public input at this time.

VII. Old Business

- a. Quickbooks Balance
- b. Strategic Impact Program
 - i. Robbie Matesic and Sharon Rodavich explained the SIP is to help diversify the economy by expanding businesses and the employment base and create a competitive edge for Greene County.
 - ii. Solicitor Ernie DeHaas reviewed revised program documents that were distributed to the IDA members today explaining that he is working with Sharon Rodavich, Robbie Matesic, and County Solicitor Cheryl Cowen. The revisions were based on a change from a grant program, to a nontraditional forgivable loan program (Per the county solicitor Cheryl Cowen on behalf of the County Commissioners). The business will be obligated to operate in Greene County and give preference to employ Greene County people for a period of three years.
New and revised documents include,
 - 1. An agreement between the County and IDA (New)
 - 2. A program description to attach to the agreement (Revised)
 - 3. A letter to awardee (Revised)
 - 4. An agreement between IDA and awardee (Revised)
 - 5. And a note (New)
 - iii. Solicitor Ernie DeHaas explains that the authority will provide the funds to the owner of the project per an agreement, as a loan. If the company meets the terms of the agreement, the loan will be forgiven over a period of three years. However, if the terms of the agreement are not met, the authority has the right to enforce repayment.
 - iv. Chairman Joe Simatic asks about a guarantee in case a business does not make it for the three-year term. Solicitor Ernie DeHaas recommends a note that will give the IDA the right to enter a ‘judgment by confession’

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

which could become a lien against the real estate. Ernie DeHaas also discusses a mortgage or some other form of security can be provided if the board or the committee makes that recommendation. Sheila Stewart asks that Solicitor Ernie DeHaas add language so that each applicant is evaluated case by case to achieve the best position, similar to the IDA's Revolving Loan Fund.

- v. Solicitor Ernie DeHaas leaves the call because he needs to be in court and suggests that Robbie or Sharon fill him in later today on any additional revisions to the documents.
- vi. A discussion took place regarding the use of the Act 13 funds for the infrastructure needs of the applicants, pending a confirmation that these funds can be used on private property. Sheila Stewart adds that different fund guidelines could be developed for other job creation projects.
- vii. Mike Belding proposes to "take us backwards", to discussions that took place at a previous IDA Public Meeting, repeating questions about why the USEDA POWER federal funding has not been applied for this year, before the SIP. Robbie Matesic explains that the county has twice successfully applied to the POWER program for projects that are currently underway for manufacturing and agriculture. However, the county could use these SIP funds to meet the required match and leverage a future application, which is described in the SIP documents. The new USEDA POWER program guidelines are not yet available.
- viii. Mike Belding then says that SIP is not popular and was conducted without public knowledge claims conflicts of interest. Sharon Rodavich addresses Mike Belding, reiterating that the SIP was presented and discussed at multiple publically advertised meetings, and that applicants are low risk, established companies that are job providers in the community and wish to provide more jobs, and they have shovel ready projects.
- ix. Mike Belding suggests that the SIP be publicized on media fronts and in the news. Commissioner Trader cautions that the program can be publicized after the approvals of SIP revisions. Sharon explains that an early version of the SIP was shared with many businesses in the county to determine interest. Once attorneys started to revise the content of the

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

program description and other materials the distribution of those materials stopped until the documents became official.

- x. A member of the public audience discusses his research of the six applicants. Then, Mike Belding explains the approval of the recommended six applications did not go through the IDA meeting last month because the board said that they wanted more information on the grant agreement.
- xi. Mike Belding further states that he is not against the SIP program but is against the way the program was developed and the funding line. Mike Belding asks if the funding for the SIP is going to be 100% Act 13 money and if it is not where is the other portion of the money going to be coming from. Robbie Matesic explains that Act 13 money would be used for eligible infrastructure projects. The Committee recommended that the full \$50,000 awards could be awarded to the businesses that were going to be using it for infrastructure. However, if the request was for machinery, capital improvements, etc. the amount of the recommended award was reduced because other programs could also be used.
- xii. Mike Belding states that the SIP is either going to be funded 100% by Act 13 or not. If it is not, then SIP would be using Greene County tax payer money. Robbie Matesic states that as the SIP was being developed, the intention was to use the county's available dollars to help meet needs of a wider range of companies that were best positioned to create more jobs.
- xiii. Robbie explained again that to successfully compete for the POWER program the county must have a match, SIP would be the perfect program to leverage those funds.
- xiv. Chairman Joe Simatic requests we move forward with infrastructure and more verbiage should be added into the agreement before anything else moves forward.
- xv. Mike Belding starts a motion stating that SIP be implemented with the following stipulations:
 - 1. Grant application for POWER Assistance to Coal Communities must be applied for as a primary funding, if it is not awarded alternate funding may be explored.
 - 2. Act 13 funding from the county only, to be used for this program

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

3. Must be publically advertised
4. Open application process
5. Businesses are selected on the potential to complete the stated hiring goals and the probability of success.
6. Businesses with clear conflicts of interest should not be considered.

Discussion on the Motion:

- a. Chairman Joe Simatic states that he does not think that we (as the board) can tell the Commissioners what kind of funds to put into the SIP program and that he wants a motion that is going to allow the program to proceed with infrastructure only.
 - b. Mike Belding then questions that the first stipulation should be stated as Act 13 money only to be used. Chairman Joe Simatic answers yes that is correct, what the Commissioners put into it or where they get the rest of the money is up to them, the IDA is just administering the money. Mike Belding then asks again if the first part of the motion should read Act 13 funding only. Joe Simatic clarifies that the IDA is only going to award infrastructure money at this point in time to whichever projects were discussed last meeting.
- xvi. Revised motion by Mike Belding (with the adjustments that were made in the discussion prior) that SIP be implemented with the following additional stipulations:
1. Act 13 funding only, to be used for infrastructure
 2. SIP is to be publically advertised
 3. Open application process
 4. Businesses are to be selected based on the potential to complete the stated hiring goals and the probability of success
 5. Businesses with clear conflicts of interest should not be considered.

Discussion on the Motion:

- a. Andrew Corfont disagrees with the last part of the motion stating, (the Committee is) going to run into potential

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

conflicts of interest and he does not think that the applicant should be excluded from the possibility of getting the funding if they meet the criteria and are approved by the Committee that is reviewing the applications.

6. Mike Belding restates the last part of the motion to read, conflict of interest shall be considered in the selection of the companies, explaining that the committee can still select the business but must be cognizant that there is a potential conflict of interest and weigh that against other companies.
 - a. Motion to approve: Mike Belding
 - b. Second: Andrew Corfont
 - c. All in favor.

- c. US-EPA Brownfield Assessment Grant
 - i. Crystal discussed last meeting and Sharon explained that we were just bringing this forward.
- d. Notice of filing requirement 2017 pension plans form.
 - i. Sheila Stewart said this is a form that has been sent to Jeff Marshall for his action.
- e. WP&B – ERC- GCIDA consideration in chairing the ERC committee
 - i. Do not chair the committee, but could participate if they ask.
- f. REAP Program
 - i. Not in favor of IDA representatives can be removed from the agenda.

VIII. Revolving Loan

- a. No new revolving loan requests at this time. Sheila Stewart tells the public about the revolving loan fund.

IX. LANGAN/Mather – Brownfield Initiatives

X. New Business

- a. Mather Gob Pile fire
 - i. Railroad ties caught on fire. Will have to relock the gates since the locks were cut due to the fire.
- b. Cypher and Cypher engagement letter
 - i. They will be sending an engagement letter that will need to be signed in order for Cypher and Cypher to do the mini audit.

XI. GC – BRAC

Meeting Minutes
Greene County Industrial Development Authority
October 10th, 2017

- a. GC-BRAC meeting December 12th, 2017 10AM
- XII. Next Meeting**
 - November 14, 2017 at 9AM
- XIII. Adjournment**
 - a. Motion to adjourn: Sheila Stewart
 - b. Second: Mike Belding
 - c. All in favor.