

Greene County Industrial Development Authority

93 E. East High Street
Waynesburg, PA 15370
Tel: 724.852.5259
Fax: 724.627.6569

GCIDA Board Meeting Minutes December 14, 2021

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

Mike Belding, Chairman

George Scull, Vice Chairman

Greta Mooney, Secretary

Ernie DeHaas, Solicitor

Connie Bloom, IDA Associate

Rich Cleveland, Exec Director – County Development

Betsy McClure – Commissioner

Blair Zimmerman - Commissioner

Phone:

Phil Hook, Treasurer

Crystal Simmons, CDBG/HOME Director

Public:

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

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

III. Approval of Minutes – November 9, 2021

Mr. Belding requested a motion to approve November 9, 2021 Meeting Minutes.

Motion to approve- Mr. Scull

Second- Ms. Mooney

All in favor.

IV. Treasurers Report

a. **Balance Sheet** as of November 30, 2021

b. **Profit & Loss** as of November 30, 2021

Ms. Bloom stated the changes that were provided by Cypher & Cypher from the audit have started to be entered but they are time consuming. Mr. Belding asked if these were from previous years and Ms. Bloom stated they are from the 2019 and 2020 audit. Ms. Mooney inquired if Cypher would enter these adjustments as part of their services. Ms. Mooney requested Ms. Bloom ask Cypher & Cypher if they would assist in these entries since their fee was substantial. Ms. Simmons stated in previous years they have completed the journal entries and it is rare that we would make the journal entries. She added if we did create a journal entry it was at the instruction of Cypher & Cypher. Ms. Bloom stated that in some of her research she found that the previous Fiscal Associate did create journal entries but she is not sure if it was as a result of an audit or not. She added she would contact Cypher & Cypher and ask if they would handle these entries.

Mr. Belding requested a motion to approve the Treasurers Report.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

V. Deposits

Revolving Loan Payments

- a. 11/1/2021– **\$321.75**
 - i. Vending Solutions
- b. 11/1/2021 - **\$261.73**
 - i. Adam Lewis Trucking #4
- c. 11/9/2021 - **\$943.56**
 - i. Main Contracting
- d. 11/16/2021 - **\$275.77**
 - i. Wilson Commons
- e. 11/29/2021 – **\$89.77**
 - i. Southern Comfy Boutique

SIP

- a. 11/17/2021 - **\$1,432.13**
 - i. MRIE

General Account

- a. 11/9/2021 - **\$41,346.89**
 - i. SIP Transfer
- b. 11/12/2021 - **\$2,500.00**
 - i. NJR reimbursement for Solicitor

Ms. Bloom stated those deposits reflect the Revolving Loan payments received. She added Pizza Italia did send in a payment, however, it was not the total amount due. Ms. Bloom mentioned she did try to reach out to them but did not get a response. She added the sign on the door states they open at 3 PM. Mr. Belding asked if it was more or less and Ms. Bloom replied approximately \$400 less and that the payment coupons that were included were for September and October. Ms. Bloom also mentioned NJR did reimburse the attorney fees per the agreement. Ms. Mooney asked if the \$2,500 deposit for the solicitor was in addition to the \$2,500 for signing the letter of intent. Ms. Bloom replied it was in addition. She added the attorney fee reimbursement was negotiated during the signing of the Option Agreement. Ms. Mooney stated that up to the point they are caught up with payments until we sign the Lease Agreement and Ms. Bloom confirmed. Mr. Belding added they have been very responsive on all matters.

VI. Approval of Checks for Payment-

General Account

- a. DeHaas Law, LLC, Services - **\$527.50**
 - i. General Services – November - \$462.50
 - ii. Balance from Solar Option/Lease Services - \$65.00
- b. Observer Reporter - **\$59.30**
 - i. September 2, 2021 Special Meeting
- c. Cincinnati Insurance Agency - **\$1,271.00** (Ratify)
 - i. Policy Renewal

Ms. Bloom explained per the Board's request all invoices were included in the email that was sent last week and a copy is available today if anyone wants to review. Ms. Bloom mentioned the Cincinnati Insurance Agency invoice was due prior to the meeting date and that an email was sent to the Board and it needs to be ratified.

Mr. Belding requested a motion to approve the checks for payment.

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

VII. Brownfields Initiative

- a. Greg Firely, BCES Senior Project Manager / Environmental Scientist AMO Environmental Decisions
- b. EPA Assessment and Cleanup Grant Update

Mr. Firely updated the Board that both grants have been submitted. He added that he is meeting with the EPA next week and will be discussing Greene County. Ms. Mooney stated she missed the November meeting and has a couple of questions. She asked if this is a \$600,000 grant for Mather and Mr. Firely replied there are two grants. He continued, one is for \$500,000 for Mather and another \$500,000 to do assessment work throughout the County. Ms. Mooney stated one could be approved and one denied and Mr. Firely confirmed. Ms. Mooney asked if there was a \$600,000 grant and Mr. Firely stated there is a \$100,000 match for the Mather grant. Mr. Belding stated that has already gone through the Commissioners meeting for the match if the grant is awarded. Mr. Belding asked for a timeline on an announcement and Mr. Firely replied spring. Ms. Mooney stated in the November minutes there were invoices submitted so this has been paid with a minimal amount remaining. Ms. Bloom confirmed there is a balance of approximately \$700 for one grant and \$70 for the other. Ms. Mooney confirmed everything moving forward would be new funds as far as grants and Mr. Firely agreed.

VIII. New Business

- a. Solar Business Development
 - i. Ground Lease

Mr. DeHaas stated he had a conversation with NJR's attorney and summarized the conversation in an email to the Board. Mr. DeHaas indicated he feels we are fairly close but there are a couple of provisions to discuss with the Board and one of those he doesn't think we will be able to agree on. He explained his suggestions to the language they provided. Mr. DeHaas will speak with their attorney and would expect a new draft is a result of that conversation. He added he would hope to have the new draft to the Board for approval at the next meeting.

- b. 2022 Meeting Dates

Mr. Belding stated the 2022 meeting dates as well as the quarterly BRAC meeting dates are provided in the Board's packet and asked if there any issues.

Mr. Belding requested a motion to approve the 2022 meeting dates.

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

c. SIP Compliance

Ms. Bloom stated the next round of compliance will be happening soon and there is a total of six to be completed. Two first round, two second and two final compliances will be done during the first quarter 2022. Mr. Belding added there is a lot of work to do on this and there are still issues with hiring qualified individuals so we will have to work through that.

IX. Old Business

a. Robena Mine Site

i. AMO Environmental Solutions

Mr. Firely explained potential redevelopment of the site. He added the developer was impressed with the playbook and would like to meet the Board and explain his plans to buy and redevelop the site. After discussion a meeting was proposed for December 29th at 10:00 AM.

b. Iron Senergy

Ms. Bloom stated Mr. Kelly is on vacation, however, he is continuing his weekly meeting with Iron Senergy. Mr. Belding added they are continuing to be very active in the Community. He continued that the market study is completed and will be shared in the future. Mr. Belding mentioned they are very good neighbors and continue to be forthright, transparent and accountable.

c. Realtor Reach Out

Ms. Bloom stated this is something we keep on the agenda to not lose track of. She added the GIS Coordinator started and his name is Emmett Rafferty. Ms. Simmons mentioned that Greene Site Search is included in the job description and he will be helping out on that. Mr. Scull asked if the Board approved the fee for Greene Site Search at a previous meeting and Ms. Bloom stated the Commissioners approved it at their meeting that the County would pay since numerous departments utilize it.

X. Public Comment

Mr. Cleveland commented that when Dr. Calvario resigned November 5th, Ms. Bloom, with help from Mr. Cleveland if needed, has taken over the duties for the Redevelopment Authority. Mr. Cleveland added he submitted a request through HR to retroactive to that date that Ms. Bloom receive additional compensation until the new RDA Director is hired. Mr. Scull added he would second that comment and that the RDA has not missed a beat. He also mentioned Ms. Mickens and the great job she is doing. Mr. Belding added that the offer is going out to the top interview today so maybe the middle of January things will get back to normal. He thanked Ms. Bloom, Ms. Mickens and Mr. Cleveland for their contributions.

XI. Executive Session

Mr. Belding requested a motion to move into Executive Session at 10:00 am.

Motion to approve- Mr. Scull

Second- Ms. Mooney

All in favor

Mr. Belding requested a motion to move out of Executive Session at 10:12 am.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor

Mr. Belding requested a motion to approve Business #52 for the Forgivable Advance for Small Business Assistance following the guidelines.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor

XII. Next Meeting – January 11, 2022 (tentative)

XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 10:13 am.

Motion to approve- Ms. Mooney

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 January 11, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority