

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes January 11, 2022

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

Cheryl Semonick, Board Member

Ernie DeHaas, Solicitor

Connie Bloom, IDA Associate

Rich Cleveland, Exec Director – County Development

Betsy McClure – Commissioner

Blair Zimmerman – Commissioner

Crystal Simmons, CDBG/HOME Director

Phone:

Phil Hook, Treasurer

Jeremy Kelly, Planning Director

Public:

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

II. “If a potential conflict exists, you are duty bound to disclose”

III. Reorganization – Elect Officers

a. Board Member Terms

Mr. Belding stated the IDA reorganizes the Board annually. Ms. Bloom added currently Mike Belding is Chairman, George Scull is Vice Chairman, Greta Mooney is Secretary, Phil Hook is Treasurer and Cheryl Semonick is Board Member. Ms. Bloom opened the floor for nominations:

Chairman – *Mr. Scull made a motion to appoint Mike Belding as Chairman and Ms. Mooney seconded. All in favor. Mr. Belding accepted the position.*

Vice Chairman – *Ms. Mooney made a motion to appoint George Scull as Vice Chairman and Mr. Hook seconded. All in favor. Mr. Scull accepted the position.*

Secretary – *Mr. Scull made a motion to appoint Greta Mooney as Secretary and Mr. Hook seconded. All in favor. Ms. Mooney accepted the position.*

Treasurer – *Mr. Scull made a motion to appoint Phil Hook as Treasurer and Ms. Semonick seconded. All in favor. Mr. Hook accepted the position.*

Ms. Bloom will add an agenda item to the next Commissioners meeting to extend Mr. Belding term on the IDA Board.

IV. Approval of Minutes – December 14, 2021

Mr. Belding requested a motion to approve December 14, 2021 Meeting Minutes.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

V. Treasurers Report

a. Balance Sheet as of December 31, 2021

b. Profit & Loss as of December 31, 2021

Ms. Bloom stated there are two packets for the Treasurer's report; one for year end 2021 and one for year end 2020. She added the 2020 report reflects all of the audit adjustments. Ms. Bloom mentioned Main Contracting revolving Loan payoff is included in the 2021 balance sheet. Ms. Mooney again asked about the forgivable amounts for the SIP compliances. She added she doesn't feel the balance sheet reflects a true depiction. Ms. Bloom stated she posed that exact question to Cypher & Cypher because of how the journal entries were created. She added she didn't feel it was "attached" to a specific business and that she would contact Cypher for clarification.

Mr. Belding requested a motion to approve the 2020 and 2021 Treasurers Report.

Motion to approve- Ms. Mooney

Second- Mr. Scull

All in favor.

VI. Deposits

Revolving Loan Payments

a. 12/2/2021– \$300.00

i. Pennsylvtucky Precision

b. 12/2/2021 - \$261.73

i. Adam Lewis Trucking #4

c. 12/6/2021 - \$321.75

i. Vending Solutions

d. 12/14/2021 - \$18,154.30

i. Main Contracting

e. 12/14/2021 – \$275.77

i. Wilson Commons

f. 12/21/2021 - \$1,000.00

i. Pizza Italia 1 & 2

g. 12/30/2021 - \$90.00

i. Southern Comfy Boutique

SIP

a. 12/30/2021 - \$1,432.13

i. MRIE

Ms. Bloom stated there are three loan payments from two businesses that are not current. She added she has contacted one of those business to try to schedule their SIP compliance but still has not been able to make contact. Ms. Bloom stated another attempt to call will be made at the end of the day because that is when they are open, although she stated she may have to go to the location. Ms. Bloom mentioned that the SIP payments are being sent without her needing to contact them any longer.

VII. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, Services - **\$262.50**
 - i. General Services – December

Ms. Bloom explained DeHaas Law is the sole invoice and it is for general services in December. She added the invoice was included in the email to the Board and a copy is available for review.

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

Motion to approve- Mr. Semonick

Second- Mr. Hook

All in favor.

VIII. 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 grants.gov, who is the agency that submits the grant applications for the EPA, responded that both the Assessment and Cleanup grants passed the initial threshold criteria and has been submitted to the EPA for review. Mr. Firely added he hopes to have an update in the spring.

IX. New Business

- a. Statement of Financial Interest

Ms. Bloom stated this form is required every year and a blank form as well as a copy of each Board members completed forms from last year have been provided. She asked that the forms be returned by the February meeting.

- b. Meeting Expenses

Ms. Bloom explained an issue presented itself when preparing for a meeting with potential developers. She explained that a process for providing drinks and donuts or pastries for these events would be helpful. The meeting today was sponsored, therefore, there will not be any expenses charged to the IDA. Mr. Belding stated if we are going to host professional business level opportunities with people outside of the county, we need to be a good host. Mr. Belding asked if the Board of the Authority has the ability to do that and Mr. DeHaas said he doesn't see any problems with it. Commissioner Zimmerman mentioned he called other counties and according to their legal council they are justified. Mr. Belding said per Board approval we can expend \$250 per meeting. Mr. Scull agreed. Ms. Mooney stated she feels it should be a "not to exceed" amount and we should use county owned businesses. She added that if they have enough notice they may be willing to deliver and handle that portion.

Mr. Belding requested a motion to approve an expense stipend not to exceed \$250 with County owned businesses as priority and pay via an invoice.

Motion to approve- Mr. Scull

Second- Ms. Mooney

All in favor

c. Crucible Conceptual Plans

Ms. Simmons explained the history of the school being demolished and all the issues related to the process. She added she has been trying to help Cumberland Township find funding and a way to remove that property. Ms. Simmons stated an asbestos report and guidance on how to remove the debris has been provided and DEP has approved. She added there is one contractor who feels there should be a wet demolition and heavy haul away and another who feels it could be done for next to nothing. Ms. Simmons mentioned an RFP is being developed and contractors will be brought in to review that project. She continued when this is cleaned up, they want to donate the property to the County because the County owns property that borders it. Ms. Simmons stated a conceptual plan was provided by the same people that provided the asbestos report and it was reviewed by the team. Ms. Simmons explained the IDA is involved because the property does need some environmental assessments, it is included on our list and mentioned in the application for the Brownfields Assessment Grant. She added once the assessment is done it will make it look more attractive to developers. Mr. Belding added that housing is focused on single level housing. Commissioner McClure suggested if we can offer some type of amenities near the housing developments that would entice people to move here. Mr. Belding stated since the County owns this property, we can make it enticing for a developer. Ms. Simmons added that the Redevelopment Authority was invited to those meeting as well so they will be getting involved. Ms. Mooney explained that she doesn't feel that the property taxes are a deterrent because she has spoken to some young adults who have purchased their home and they said they didn't even ask about the taxes. Commissioner Zimmerman stated the opposite end of that is the older generation are the ones who are coming to Assessment to find out what their taxes are and Commissioner McClure added they are looking to not only downsize their living space but their payment. Commissioner McClure stated there is an asset in the river and you can't get that in the city.

d. Quarterly Meeting

- i. Washington County
- ii. Fayette County

Ms. Bloom stated we will be having quarterly meetings with Washington and Fayette Counties. She continued, we have met previously with their RDA & IDA's to see what they having going on and if it would work here in Greene County. Mr. Belding suggested adding Monongalia County as well. He added the Commissioners have monthly meetings with them and the conclusion is Greene County and Monongalia County are much more alike than any of our other neighbors.

X. Old Business

- i. Solar Business Development

Mr. DeHaas discussed the attorney for the solar firm was to get back with him, but has not done so yet. He added the issues from the December meeting still need to be addressed. Mr. DeHaas will contact them and will advise when he hears back.

b. SIP Compliance

Ms. Bloom stated the next round of SIP compliances are being scheduled. She added there are a total of six that should be completed in the first quarter.

c. Iron Senergy

Mr. Kelly reached out to schedule a meeting to discuss the market study that was completed but they were unavailable.

d. Realtor Reach Out

Ms. Bloom stated this is something we keep on the agenda to help keep track of. She added Emmett Rafferty will hopefully assist with Greene Site Search once he is acclimated. Mr. Cleveland mentioned he has a meeting with Keith Herrington next week to see what he can do for Greene County.

XI. Public Comment

None

XII. Executive Session

Mr. Belding requested a motion to move into Executive Session at 9:33 AM.

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

Mr. Belding requested a motion to move out of Executive Session at 10:09 AM.

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

Mr. Belding requested a motion to accept the Resolution presented as a Letter of Intent referencing the PEDFA Project with Mills and Company.

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

Mr. Belding requested a motion to present to the Commissioners a request to change the title of Constance Bloom from IDA Associate to IDA Manager with the commensurate pay increase.

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

XIII. Next Meeting – February 8, 2022

XIV. Adjournment

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

Motion to approve- Ms. Mooney

Second- Mr. Scull

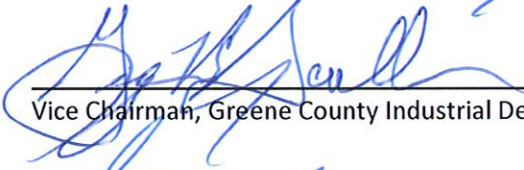
All in favor.

MEETING MINUTES CERTIFICATION

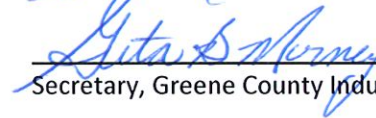
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on February 8, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority