

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes April 12, 2022

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

Mike Belding, Chairman

George Scull, Vice Chairman

Phil Hook, Treasurer

Cheryl Semonick, Board Member

Rich Cleveland, Exec Director – County Development

Betsy McClure – Commissioner

Crystal Simmons, CDBG/HOME Director

Phone:

Greta Mooney, Secretary

Ernie DeHaas, Solicitor

Connie Bloom, IDA Manager

Jeremy Kelly, Planning Director

Public:

None

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

III. Approval of Minutes – March 8, 2022

Mr. Scull asked about his comments regarding the FASBA reviews and if the Board is to review for forgiveness. Ms. Simmons stated that is not how the guidelines are set up. She added, compliance is done through a double review in her department and that she signs off on them. Mr. Belding asked if it is reported to the Board and Ms. Simmons stated that it can be reported to the Board who has been found in compliance and forgiven.

Mr. Belding requested a motion to approve March 8, 2022 Meeting Minutes.

Motion to approve- Mr. Scull

Second- Mr. Hook

All in favor.

IV. Treasurers Report

a. **Balance Sheet** as of March 31, 2022

b. **Profit & Loss** as of March 31, 2022

Ms. Bloom explained the Treasurer’s Report is tentative due to not receiving the Community Bank General Account bank statement but hopes to have an updated report for the next meeting. Ms. Bloom mentioned that Pizza Italia is still behind on payments and unfortunately, Mrs. Gresko passed away and Mr. Gresko had surgery on March 29th so not sure what will happen with the business. Mr. Belding asked if the business was still for sale and Ms. Bloom replied yes, and once they sell the business, he will repay the Authority what he owes. Ms. Bloom added that his one loan has a balance of approximately \$400 and the other is around \$20,000.

Mr. Belding requested a motion to approve the tentative March 31, 2022 Treasurers Report.

Motion to approve- Ms. Semonick
Second- Ms. Mooney
All in favor.

V. Deposits

Revolving Loan Payments

- a. 3/2/2022 - **\$321.75**
 - i. Vending Solutions
- b. 3/3/2022 - **\$1,050.00**
 - i. Greene County Land Development #23 (Dec 21, Jan 22, Feb 22)
- c. 3/4/2022 - **\$261.73**
 - i. Adam Lewis Trucking #4
- d. 3/15/2022 - **\$375.77**
 - i. Southern Commons
- e. 3/17/2022 - **\$472.30**
 - i. Pizza Italia #1 (Nov 21)
 - ii. Pizza Italia #2 (Nov 21)

SIP

- a. 3/18/2022 - **\$1,432.13**
 - i. MRIE

General Account

- a. 3/16/2022 - **\$30.00**
 - i. RLF Application Fee – Hydraulic Solutions & Machine Fabrication, Inc.

Ms. Bloom explained Greene County Land Development is paid up through February and Southern Comfy Boutique dropped her payment off last week so that will be reflected at the next meeting. She added there is an application fee that was deposited as well for Hydraulic Solutions Emergency Loan.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC - **\$505.00**
 - i. General Services - \$405.00
 - ii. Nermal vs. GCIDA - \$100.00
- b. AMO Environmental Decisions, Inc. - **\$782.50**
 - i. Site Specific County Stipend - \$72.51
 - ii. Assessment County Stipend - \$709.99
- c. Connie Bloom Expense Report - **\$24.57**
 - i. First Quarter 2022
- d. Credit Reporting Services - **\$6.00** (ACH payment)
 - i. Hydraulic Solutions & Machine Fabrication, Inc.

Ms. Bloom reviewed the invoices for payment for the Board. Ms. Bloom explained the AMO invoices were paid from the stipends from the County and that there is a balance of \$83.76 in the Assessment stipend and a zero balance in the Site-Specific stipend.

Mr. Hook asked if there was an update regarding the Nermal lawsuit and Mr. DeHaas stated it is still in discovery. Mr. DeHaas added we don't get periodic reports anymore but the last report was that it was in discovery. Mr. Hook asked Mr. DeHaas if he had a docket number and case name and Mr. DeHaas provided it. Mr. Belding confirmed the Board was familiar with the case.

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

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

VII. Brownfields Initiative

- a. EPA Assessment and Cleanup Grant – no update

Ms. Bloom stated there is no update but we are waiting on a grant announcement possibly around June or July.

VIII. New Business

- a. SIP Compliance
i. RG Building Supply, LLC (Wayne Lumber)

Ms. Bloom reviewed the information for the Board for RG Building Supply, LLC's second SIP Compliance. She stated this review is for employment only. Mr. Belding asked if this is for their second compliance and Ms. Bloom confirmed.

Mr. Belding requested a motion to approve RG Building Supply, LLC's second compliance.

Motion to approve- Mr. Hook
Second- Ms. Semonick
Abstain – Ms. Mooney
All in favor

- ii. Pizza Italia

Ms. Bloom reviewed Pizza Italia's information for the Board. She recapped the information she provided earlier in the meeting. Mr. Belding stated there has been precedent set on waiving the requirements due to COVID specific health concerns. Ms. Mooney asked if we know what their long-range plan is at this point and Ms. Bloom stated that when she originally spoke with Mr. Gresko his plan was to try to stay open and until he sells and then pay the IDA what they owe but now with his health issues the plan is to sell more than trying to stay open. Mr. Hook inquired how long do we want to give them to sell the business. Mr. Belding said this discussion is SIP specific but they also have Revolving loans. He added, the options are a waiver of non-compliance due to health concerns or find them in non-compliance and hold them responsible for one third of the loan once they sell the business. Mr. Scull feels it is better to waive it due to health concerns than put a time period on the sale. Ms. Bloom added their loan amount was \$13,000 so the amount they would either pay back or be waived is \$4,333.33. Ms. Mooney stated she would like to waive their SIP loan and consider their Revolving Loans at the time the sale is done.

Mr. Belding requested a motion to waive Pizza Italia's third and final SIP compliance due to COVID related health issues.

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

iii. Adamson Pottery Works (Kiln to Table)

Ms. Bloom reviewed Adamson Pottery Works for the Board. She explained the project was to get the building up to code compliance and pictures of what was completed is provided for the Board. She added that the handicap accessible ramp is not yet completed and she will follow up during the second compliance review to see if it is done. Ms. Bloom explained there was one current employee and that they did create the number of employees per their agreement.

Mr. Belding requested a motion to approve Adamson Pottery Works' first compliance review.

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

iv. Boondock Sales, LLC

Ms. Bloom reviewed Boondock Sales, LLC's information from their first SIP compliance review. She stated they were waiting on a permit from PennDOT to be able to cut Route 21 to install a gas line. She added that they were to have a soft opening for a detail shop in the outbuilding. Mr. Scull asked when Ms. Bloom was out there and she replied April because the soft opening was scheduled for Memorial Day. Mr. Scull stated April of 2021 and Ms. Bloom confirmed. Ms. Bloom stated when she contacted Mr. Razzilard to get his payroll, he indicated he still needed to install gutters and trim but all other work has been completed. She continued that he was not aware he needed to submit a change of use form before applying for the occupancy permit which he needs to have prior to applying for the dealership license. Ms. Bloom stated he is scheduled for the May Zoning Board meeting. Mr. Scull stated that he feels he could have applied for the permits when he held the soft opening, Ms. Semonick stated there has been no activity and Ms. Mooney stated permitting is a lengthy process, but there are things he could be doing to show progress. Mr. Belding recapped the discussion and stated that there are options. He explained one option would be to find him in compliance for the first and second compliance, another option would be to find him not in compliance for the first one or find him not in compliance for both. Mr. Scull stated he is not in favor of finding him not in compliance for both; our goal is to see businesses succeed. Mr. Belding asked Mr. DeHaas if there were any concerns with any of the options and Mr. DeHaas said no, it is the Boards discretion.

Mr. Belding requested a motion to find Boondock Sales, LLC not in compliance for the first (previous) compliance review with the Board's intent to waive the second compliance if progress is shown during the third compliance review.

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

Mr. Hook asked Mr. DeHaas about security or collateral documents in regards to the SIP program and Mr. DeHaas stated there are none, but there is a concession of judgement clause.

v. Waynesburg Investment Group (Fat Angelos)

Ms. Bloom reviewed Waynesburg Investment Group's third compliance information for the Board. She stated according to the payroll information provided they did meet their requirements per the agreement.

Mr. Belding requested a motion to approve Waynesburg Investment Group's third and final compliance.

Motion to approve- Mr. Hook

Second- Mr. Scull

All in favor

b. Revolving/Emergency Loan Application

i. Hydraulic Solutions & Machine Fabrication, Inc.

Ms. Bloom reviewed the Emergency Loan application for Hydraulic Solutions information for the Board. Ms. Bloom also stated they had an employee who was not paying the business's taxes and that caused them to have to pay past taxes for a few years, which put them in a hardship, but they are working their way out of it. Mr. Scull stated his concern is the gross revenue versus the number of employees. Ms. Bloom mentioned she was not sure if those employees were full-time, part-time or contract employees. Mr. Belding asked if the judgement has been paid and Ms. Bloom was not sure, but thought that it was and the employee had to pay restitution, as well.

Mr. Belding requested a motion to approve Hydraulic Solutions & Machine Fabrication for an Emergency Loan in the amount of \$50,000 at 1% for 15 years.

Motion to approve- Mr. Hook

Second- Mr. Scull

All in favor

ii. Kiln to Table

Ms. Bloom explained an application was received from Kiln to Table in January 2021. She added, at that time Ms. Adamson decided not to pursue the loan. Ms. Bloom stated in March 2022 Ms. Adamson informed her that she was ready to proceed with the loan process. Ms. Bloom mentioned she didn't know if the Board would want to run a new credit check and ask for a new application since it has been over a year. Mr. Hook stated he would like to see a new application. Mr. Scull and Ms. Mooney agreed. Ms. Bloom will let Ms. Adamson know she will need to complete a new application and supporting documentation.

c. Revolving Loan Fund Interest Draw

Ms. Bloom explained that since the 2020 audit is complete, we can draw the interest from the Revolving Loan Fund Account and deposit it into the General Account. She added, per Cypher & Cypher the amount to draw down is \$6,304.24.

Mr. Belding requested a motion to transfer the Revolving Loan Fund Account interest in the amount of \$6,304.24 and deposit it into the General Account.

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

d. Norfolk Southern

Mr. Kelly reviewed a meeting that was held with Norfolk Southern and Longview Power Plant. He stated they are looking at moving material via rail versus the river. Mr. Kelly explained they are looking for grants to help with the project. Mr. Kelly offered the information he has if the Board would like to review. Mr. Hook asked who would be applying and Mr. Kelly replied Longview would be the applicant. Mr. Belding asked if there had been issues with using the river and Mr. Kelly stated he tried to find that out, but he was not able. Mr. Hook expressed concern over giving money for this project and not to some local business that needs our funds and Mr. Belding replied, they are not asking for funding from the IDA, we are just supporting some of the grant opportunities.

e. FASBA

- i. Remaining Funds
- ii. Recapture

Ms. Simmons stated that the remaining funds in the Discretionary grant is \$103,253. Ms. Simmons explained she learned from her new grant manager that the guidelines changed in regards to businesses that have more than \$1M in revenue and more than 100 employees. She added she later learned that its either/or; you can issue to businesses who make more than \$1M as long as they have less than 100 employees. She continued, that is not what was explained to her and that is not how she set the guidelines up, however, the new application kit addresses that. Ms. Simmons explained there are six businesses who were previously disqualified that could possibly continue through the process. She added there two applications in process now and if they are awarded that would leave approximately \$92,000. Ms. Simmons explained there is a business who was awarded, however, both owners passed away and we would recapture \$44,000. She added another business closed; therefore, we will recapture \$32,000. Ms. Simmons explained that we would need an extension from the State, which they are willing to do because of unclear clarification, to disburse these recaptured funds.

Ms. Simmons explained the State also wants to know how much funding we would need for those businesses who didn't qualify before and how quickly we could turn applications around. She added they haven't offered clarification on what happens to the recaptured funds. Ms. Simmons feels at this point the reporting needs to be completed on this contract and questions need to be addressed by the State and then decisions can be made. Mr. Belding asked if there is one person at the State that handles all these questions and Ms. Simmons replied, it is two people; the old grant manager and the new grant manager. Mr. Belding recommends putting all the issues in one email. Ms. Simmons stated she did that and they replied with their questions. Mr. Belding suggested handling this in the best way and easiest way possible.

Ms. Simmons stated she provided a recapture policy for Mr. DeHaas to review. She explained that if a business is found to be not in compliance, they receive a telephone call at their 60-day review and then they receive a recapture notice that explains they have 30 days to return the funds to the County. Ms. Simmons added that we can work with the business if

they are unable to return the funds within the 30 days. She mentioned that we can't finalize this until the State explains how we handle the funding coming back.

Mr. Cleveland stated he has an item to add to new business. He explained he has an invoice from the Greene County Chamber that needs to be paid. Ms. Bloom stated she would look into this because she thought it was already paid.

Mr. Belding requested a motion to pay the invoice for membership for the Greene County Chamber of Commerce for \$150 contingent on it not being paid previously.

Motion to approve- Mr. Scull

Second- Mr. Hook

All in favor

IX. Old Business

a. Solar Business Development

Mr. DeHaas stated he has not heard back and he copied the Board on the exchange with their counsel. He continued, once he receives the update, he will share it with the Board for their approval.

b. Robena Mine Site

Ms. Bloom stated this is still in negotiations. Mr. Cleveland added he hasn't had a conversation with Mr. Mills in a couple of weeks. Ms. Bloom explained that the issue seems to be the time in between correspondence. Mr. Belding stated he also sees that there are people who want to sell, but when a developer or buyer makes an offer the land owner changes their mind.

c. Iron Senergy

Mr. Kelly stated Mr. Rafferty would like to schedule a meeting to introduce the new Vice President of Business Development, John Brown. Mr. Kelly added he is located in Kentucky, but plans to come up every other week.

X. Public Comment

None

XI. Executive Session

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

Motion to approve- Mr. Hook

Second- Ms. Semonick

All in favor

Mr. Belding requested a motion to move out of Executive Session at 10:20 AM.

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

XII. Next Meeting – May 10, 2022

XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 10:25 AM.

Motion to approve- Mr. Scull
Second- Mr. Hook
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 12, 2022.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority