

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes May 10, 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*

*Greta Mooney, Secretary*

*Ernie DeHaas, Solicitor*

*Crystal Simmons, CDBG/HOME Director*

*Blair Zimmerman, Commissioner*

**Phone:**

*Connie Bloom, IDA Manager*

**Public:**

*Bruce Razillard*

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

### III. Approval of Minutes – April 12, 2022

*Mr. Belding requested a motion to approve April 12, 2022 Meeting Minutes.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Scull*

*All in favor.*

### IV. Treasurers Report

**a. Balance Sheet** as of April 30, 2022

**b. Profit & Loss** as of April 30, 2022

*Ms. Bloom explained included in the email and packet are both the March and April finalized Treasurers reports. She added there is nothing out of the normal with the reports*

*Mr. Belding requested a motion to approve the March 31, 2022 and April 30, 2022 Treasurers Report.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Hook*

*All in favor.*

**V. Deposits**

**Revolving Loan Payments**

- a. 4/1/2022 - **\$300.00**
    - i. Pennsylvtucky Precision
  - b. 4/4/2022 - **\$100.00**
    - i. Southern Comfy Boutique (Feb 2022)
  - c. 4/11/2022 - **\$700.00**
    - i. Greene County Land Development (Mar & Apr 2022)
  - d. 4/13/2022 - **\$261.73**
    - i. Adam Lewis Trucking #4
  - e. 4/18/2022 - **\$275.77**
    - i. Wilson Commons (Apr 2022)
  - f. 4/20/2022 - **\$275.77**
    - i. Wilson Commons (May 2022)
  - g. 4/29/2022 - **\$321.75**
    - i. Vending Solutions
- SIP**
- a. 4/22/2022 – **\$1,432.13**
    - i. MRIE

*Ms. Bloom explained there are payments included from previous months due to the timing of receiving them in the office. She added the address change forward expired and some payments were returned to the sender, therefore were late. Ms. Bloom noted the address included on the payment coupon book is the Washington Street address so a letter was mailed to all revolving loan recipients to notify them of the correct address to submit payments.*

*Mr. Hook asked how many more months does MRIE need to pay on the SIP repayment. Ms. Bloom indicated they would be paying through May 2024.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC - **\$962.50**
  - i. General Services

*Ms. Bloom reviewed the check for payment, DeHaas Law, LLC, for general services.*

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

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

**VII. Brownfields Initiative**

- a. EPA Assessment and Cleanup Grant - no update

*Ms. Bloom stated there is no update. She added we are waiting to hear if we receive the awards. Mr. Scull inquired if we have any idea when an announcement is expected and Ms. Simmons replied EPA says it could be as late as August, however, the last award was announced in June.*

**VIII. New Business**

- a. SIP Compliance
  - i. Cree Farm LLC

*Ms. Bloom stated that the email that was sent with the information for Cree Farm LLC had an incorrect heading in the payroll spreadsheet, but the one included in the packet is corrected. She added per the information provided, they did meet the requirements of their agreement.*

*Mr. Belding requested a motion to approve Cree Farm, LLC's second annual compliance.*

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

- ii. DQ Ricco Holdings

*Ms. Bloom indicated the required payroll information was received late last week so she didn't have a chance to review prior to the meeting today. She will have it for the Board at the June meeting.*

- b. Iron Senergy
  - i. Fee

*Mr. DeHaas stated the final version of the application and the resolution that needs to be approved by the Authority has been received. He mentioned the Authority is the sponsor of the application and has no obligation in respect to the bond. Mr. DeHaas added the Board needs to determine the fee if they are going to sponsor the application. Mr. Belding opened discussion regarding the fee. Mr. Hook inquired if the fee is on the initial ask or what they apply for and Mr. DeHaas replied it is the maximum amount which is normal. Mr. DeHaas added they won't know what the actual bond will be until closing. Mr. Hook asked what the money is used for once the IDA receives it and Ms. Bloom stated it gets deposited into the General Account. Ms. Mooney inquired on the cost to the IDA and Mr. DeHaas stated there is not cost for the IDA. Mr. Hook stated he doesn't feel it is appropriate to look at our costs but the market rate. Mr. Hook suggested tabling this until the next meeting so more research can be done. Ms. Mooney stated that Iron Senergy supports the County and moves quickly so she would prefer the Board come to a consensus today. Mr. Scull agreed. Mr. DeHaas mentioned that since the interest rates are rising, they will want to move quickly. Mr. Hook stated he feels 20 basis points would be acceptable. Ms. Mooney requested this be converted to dollars and Mr. Hook replied it would be \$100,000. Mr. Scull suggested 18 basis points and if there is a rebuttal from them, we could reconsider. Ms. Mooney stated she would be ok with 15 basis points or \$75,000.*

*Mr. Belding requested a motion to approve the PEDFA fee of 15 basis points or \$75,000.*

*Motion to approve- Mr. Scull  
Second- Mr. Hook  
In favor- Mr. Scull, Mr. Hook  
Oppose- Ms. Mooney*

ii. Resolution

*Mr. DeHaas the Board needs to adopt the Resolution as well.*

*Mr. Belding requested a motion to approve the signatory of PEDFA application.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Scull*

*All In favor*

c. FASBA

*Ms. Simmons stated there are three new applications to review in Executive Session and have asked for a contingent approval from the Commissioner during their meeting this week. She added that there are new interpretations of the guidelines which states if a business is a microenterprise, five employees or less, it is considered a limited clientele which benefits the owner. Ms. Simmons explained the entire application had to be revised, updates have been done and the Low-to-Moderate Job creation reports have been submitted. She added another change is a business is now eligible if they have income of over one million dollars but less than one hundred employees or if they have more than one hundred employees as long as the income is under one million dollars. Ms. Simmons stated four businesses were denied using the old interpretation that should not have been and the State requested the businesses that were denied and amount that is needed to fund those businesses, which is \$200,000. She informed the Board that there are not enough funds to fully fund the third business being reviewed today. Ms. Simmons stated the contract is normally due in June but has been extended to be able to close out the businesses that are being funded now. She stated determining compliance has been clarified as well. She added the state reviewed the business that both owners passed away and deemed them forgiven and asked that the check be released to the estate. Ms. Simmons explained there is no time frame set on how long you need to retain current positions or the created position. She added in the guidelines she created she had a 60- and 120-day review and the state will not support the recapture. Ms. Mooney made a comment that she is surprised the state is retroactively making changes to guidelines to a program that was done last year and Mr. Belding added the federal government has done it with CARES Act funding as well. Mr. Scull stated it is frustrating that these changes could cause negative PR in regards to this program with which we are trying to help county businesses.*

IX. Old Business

a. Solar Business Development

*Mr. DeHaas stated we are waiting on NJR to provide the final proposed lease which we had anticipated to have for the last meeting. He added they will need to decide if they are going to exercise the option. Mr. Belding stated there is a delay in the state part of this as well. Ms. Bloom mentioned a decision would need to be made by September if they are going to extend the option for another year.*

b. Robena Mine Site

*Ms. Bloom stated she does not have an update from Mr. Mills but the last time we did speak with him, things are still moving forward.*

c. Boondock Sales, LLC (added to agenda)

*Mr. Belding introduced Mr. Razillard to the Board. Mr. Razillard recapped his situation for the Board. He stated the delays have been horrible and it comes back the gas line, certificate of occupancy and the application for a dealership license through the state. Mr. Razillard added the game plan was to open up a detail shop as a soft opening, however, the gas line serves both buildings so he was not able to get a certificate of occupancy. Mr. Razillard explained Columbia Gas had to get a permit from PennDOT to cut Route 21 and the gas line was install in March of this year so he went to Cumberland Township to apply for the certificate of occupancy. He continued; he was unaware that he needed to do a change of use form to change the parcel from a tavern to auto sales. Mr. Razillard stated he has been in touch with Cumberland Township and they will notify the three property owners and then a hearing will be set. He added that once he obtains his occupancy permit, he can open as a detail shop while he awaits his dealership license. Mr. Razillard discussed the letter that he received regarding his SIP noncompliance and is asking for reconsideration of the first-year's noncompliance. Mr. Belding asked Mr. Razillard to prepare a letter to the Board with his request. Ms. Mooney added for her to personally reconsider come to the Board when you are open with the detail shop and show you are making progress. She continued; it has been almost two years now and she recognized the permit issue with the state but was surprised he was unaware he needed change of use submitted. Mr. Razillard added that it only took two days for the gas line to be installed and that was completed March 10<sup>th</sup> and Ms. Bloom stated he mentioned it was February when he came into the office to speak with her. Mr. Razillard explained he is waiting to receive letters from Cumberland Township that he is to mail out to the adjoining property owners. Ms. Bloom requested Mr. Razillard explain to the Board why the soft opening didn't happen in May of 2021 as he had previously indicated during the site visit. Mr. Razillard explained he didn't know he needed the change of use form for the occupancy permit. Ms. Bloom asked what the time frame was when he found out he couldn't do the soft opening as to when he applied for the change of use and Mr. Razillard replied he didn't know until after the gas line was completed. Mr. Razillard is currently waiting on a date for the Zoning Board meeting. Mr. Scull added that he feels the outside work could have been complete while the permits process took place. Mr. Razillard indicated he has the supplies on site and Mr. Scull stated it still hasn't been completed. Mr. Scull suggested to revisit Cumberland Township and get a definitive date for the meeting. Mr. Belding reviewed that Mr. Razillard is to draft a letter and mail it to Ms. Bloom and the Board will revisit it at next month's meeting. Mr. Hook requested as many dates as possible be included in the letter of what has happened and what is anticipated to happen.*

**X. Public Comment**

*None*

**XI. Executive Session**

*Mr. Belding requested a motion to enter into Executive Session at 10:06 AM.*

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

*Mr. Belding requested a motion to exit out of Executive Session at 10:18 AM.*

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

Mr. Belding requested a motion to approve FASBA application Number 51 and FASBA application Number 53 contingent upon the financial review.

Motion to approve- Mr. Scull  
Second- Mr. Hook  
All In favor

Mr. Belding stated FASBA application Number 52 will be considered once more information is available.

- XII. Next Meeting – June 14, 2022
- XIII. Adjournment

Mr. Belding requests a motion to adjourn the meeting at 10:22 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 June 14, 2022.

  
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Chairman, Greene County Industrial Development Authority

  
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Vice Chairman, Greene County Industrial Development Authority

  
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Secretary, Greene County Industrial Development Authority