

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes April 9, 2024

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

*Phil Hook, Chairman*  
*George Scull, Vice Chairman*  
*Greta Mooney, Secretary*  
*Cheryl Semonick, Treasurer*  
*Tim Fox, Board Member*  
*Ernie DeHaas, Solicitor*  
*Connie Bloom, Director*

**Phone:**  
*Greg Firely, AMO Environmental Decisions*

**Public:**  
*Nate Regotti, IDC*

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

### III. Approval of Minutes – March 12, 2024

*Mr. Hook requested a motion to approve the March 12, 2024 Meeting Minutes.*

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

### IV. Treasurers Report

- a. **Balance Sheet** as of March 31, 2024
- b. **Profit & Loss** as of March 31, 2024
- c. **Deposit Detail** as of March 31, 2024
- d. **Assessment Grant Summary** as of March 31, 2024
- e. **Cleanup Grant Summary** as of March 31, 2024

*Ms. Bloom reviewed the reports included in the Board packet. She added there is nothing unusual in the reports. Ms. Mooney asked if we anticipate the final paperwork and close out items will use up the cleanup grant funds remaining. Ms. Bloom replied no draw downs have been done for admin and also the remediation will be drawn down. Ms. Mooney asked if any grant money would have to be returned and Mr. Firely stated the soil removal and the final reporting will utilize the balance of the funds. Mr. Scull asked if there is an estimate on the cost of the remediation and Mr. Firely replied he is waiting to get that information back from the subcontractor. Mr. Scull confirmed the grant balance will cover those costs and Mr. Firely agreed. Mr. Firely stated that if the grant funds do not cover the remaining work AMO will continue to move forward but will not "charge" for it because he does not go outside of the grant funding.*

Mr. Hook requested a motion to approve the March 31, 2024 Treasurers report.

Motion to approve- Mr. Scull

Second- Ms. Mooney

All in favor.

**V. Deposits**

**Revolving Loan Payments**

- a. 3/5/24 - **\$321.75**
  - i. Vending Solutions, Inc.
- b. 3/5/24 - **\$300.00**
  - i. Mankind Gentlemen's Cuts
- c. 3/5/24 - **\$350.00**
  - i. Greene County Land Development #3
- d. 3/5/24 - **\$299.25**
  - i. LK Cafe
- e. 3/5/24 - **\$299.25**
  - i. 7 One Eight Design Build
- f. 3/15/24 - **\$261.73**
  - i. Adam Lewis Trucking #4
- g. 3/13/24 - **\$12,500.00**
  - i. USDA Morning Rush
- h. 3/13/24 - **\$25,000.00**
  - i. USDA Hydraulic Solutions #2

**SIP**

None

**General Account**

- a. 3/13/24 - **\$659.00**
  - i. Morning Rush Closing Costs
- b. 3/13/24 - **\$634.00**
  - i. Hydraulic Solutions #2 Closing Costs
- c. 3/13/24 - **\$616.99**
  - i. GCIDA SIP Interest 2022
- d. 3/22/24 - **\$30.00**
  - i. Johnston Construction RLF App Fee
- e. 3/25/24 - **\$30.00**
  - i. Moskola Brothers RLF App Fee

**EPA Assessment Grant**

- a. 3/12/24 - **\$51,765.00**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

None

Ms. Bloom reviewed the March 2024 deposits. She added the two large deposits from the USDA is the portion of those Revolving Loans that they fund. There was no further discussion.

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, - **\$2,303.00**
  - i. General Services \$760.00
  - ii. Morning Rush Closing Costs \$659.00
  - iii. Hydraulic Solutions Closing Costs \$634.00
  - iv. Crucible Property \$250.00
- b. Greene County Chamber of Commerce - **\$400.00**
  - i. 2024 Quarterly Email Blasts
- c. Strategy Solutions, Inc. - **\$5,226.46**
  - i. Final Payment - Competitive Analysis
- d. Connie Bloom - **\$216.57**
  - i. Expense Report
    - 1. Mileage
    - 2. Mortgage Filings
    - 3. Supplies
- e. CRS - **\$12.00** (Ratify)
  - i. Moskola Brothers
- f. Book-A-Count - **\$29.75**
  - i. Morning Rush
  - ii. Hydraulic Solutions #2

**RLF Account**

None

**SIP Account**

None

**EPA Assessment Grant Account**

- a. AMO - **\$125,225.30**
  - i. 3 Phase I ESA Reports
  - ii. Completion of Phase II for 425 W. George St
  - iii. Disposal of 7 UST & 438 Tons of Impacted Soil

**EPA Cleanup Grant Account**

- a. Observer Reporter - **\$110.86**
  - i. Mather Remediation Legal Notice

*Ms. Bloom reviewed the checks for approval for the Board. She added the invoices were emailed to the Board for their review.*

*Mr. Hook requested a motion to approve the checks for payment for April 2024.*

*Motion to approve- Ms. Semonick*

*Second- Mr. Fox*

*All in favor.*

**VII. Brownfields Initiative**

- a. Assessment Grant
  - i. 425 W. George Street
    - 1. Phase II ESA Field Activities
  - ii. Lamar Prospect, LLC (3 parcels)
    - 1. 3 Phase I ESA completed, finalized and updated in EPA ACRES
    - 2. Phase II ESA recommended
      - a. 07-07-102

- iii. EPA Quarterly Reporting due end of month
- b. Cleanup Grant
  - i. Soil Excavation Planned April/May 2024
  - ii. PADEP Act 2 Notification Completed
  - iii. PADEP Coordination Underway
- c. GCBRAC Meeting

*Mr. Firely stated the field work is completed for 425 W. George Street. He added the waste manifests are being collected and according to the analytical data there are no impacts. Mr. Firely explained the Phase II report will be completed and will reflect that information. He added that site will be a success story for the grant program. Mr. Firely explained three Phase I reports were completed and made final for the Larmer Prospect properties. He added two of the sites did not have any recognized environmental conditions, however, a Phase II is recommended for the eighty-eight-acre site, 07-07-102. Mr. Firely stated the quarterly reports are being prepared for both grants and the reports are due by month end. Ms. Bloom asked if approval from the Board is needed to move 07-07-102 into a Phase II and Mr. Firely stated it is recommended but the choice to conduct a Phase II is up to the Board. Mr. Fox requested confirmation on the location of the parcel and Mr. Hook replied behind the EQM building. Ms. Bloom added near where the railroad spur is located. Mr. Fox asked if there are any options to hold the company who contaminated the site responsible and Mr. Hook deferred to Mr. Firely. Mr. Firely stated it is unknown if the site is contaminated as a result of a Phase I. He explained a Phase I identifies the presence or likely presence of potential impacts or contaminants. Mr. Firely added a Phase I does not include sampling. Mr. Hook asked what the area of concern for the parcel is and Mr. Firely reported the entire area and there were eleven areas of concern across the site. Ms. Mooney asked if any other sites responded to the request for a Phase I after the last reach-out. Ms. Bloom stated there were no responses. Ms. Bloom added that if this property goes through the Phase II that is closer to the location being able to be developed and it is considered a prime location. Mr. Scull agreed it is a location that needs to be taken care of due to the location. Ms. Mooney asked that if a Phase II is completed and contaminants are found would the previous owner have any obligation to mitigate. Mr. Hook explained it would depend on the contamination. Mr. Hook asked Mr. Firely to confirm. Mr. Firely stated it depends upon the lease agreement and in Pennsylvania it is entirely up to the land owner to mitigate or not. He added the only time it is not voluntary is if it is a regulated petroleum tank. Mr. Fox asked what a Phase II consists of and Mr. Firely replied that per the Brownfield Grant Program a field sampling plan is developed, submitted for review and approval and once approved it could include ground penetrating radar. Mr. Firely recommended a soil sampling across the site. Mr. Fox confirmed that would be part of Phase II and Mr. Firely agreed. Mr. Fox inquired on the estimated cost and Mr. Firely stated he would have to look at it and did not do it ahead of time until the Board approves a Phase II. Mr. Scull asked the cost of one sample and Mr. Firely replied volatile organic compounds it is about \$300 per sample, metals is \$60 per sample, base neutral extractables is \$110 per sample and chlorinated alkaline is \$1,000 per sample. He added your sampling depends on the previous usage of the site. Ms. Mooney mentioned the possibility of setting a dollar amount for each site not to exceed to be able to assess multiple parcels. Ms. Bloom stated the grant funding has to be spent within three years of receiving the award. Mr. Firely confirmed, but added a one-year extension can be requested. Mr. Hook stated the concern is the sites using up the grant funding and Mr. Firely explained each site is different. He added the fact that you are taking sites and getting them to an end is considered a win, whether it is one site or four sites. Mr. Firely explained the Phase I Assessments are good for one year and the Phase II Assessments are good for that point in time. Mr. Fox stated the ownership is a sensitive matter and Mr. Hook stated he does have a conflict and will abstain on any action taken. Mr. Fox continued the perceptions of favoritism needs to be addressed albeit it is a favorable site for development due to the location. Ms. Bloom mentioned the amount of grant money spent on the George Street site would negate that perception. Mr. Fox asked Mr. Firely for his recommendation. Mr. Firely stated that if the site is going to remain as is and there is no plan to redevelop it does not make sense to move forward. Ms. Mooney asked if Jeremy Kelly would*

*know of any sites and Ms. Bloom replied she and Jeremy speak regularly on sites. Ms. Bloom explained she did send another email to the municipalities asking for recommendation of sites, but did not get any responses. Mr. Firely explained that if there is a potential lease agreement for this site it would then make sense to conduct a Phase II. Ms. Mooney asked if an inquiry could be made regarding a potential lease and if a Phase II would be of value and Ms. Bloom will reach out to the owner.*

*Mr. Firely stated he is coordinating with the facility to remove the impacted soil. He added he is waiting on the review of the analytical data from the receiving facility. Mr. Firely stated the plan is for late April. Once this is completed the Act II final report will be completed and the DEP has 90 days to review once the report is submitted. Ms. Bloom mentioned the Board packet included ariel photos from 2021 and 2024 for comparison. Mr. Fox inquired if it makes sense to spend funding to clean-up the remaining ties if it is not a developable area. Ms. Bloom explained the grant is specific to the Mather site.*

*Ms. Bloom discussed the next GC-BRAC meeting will be in June.*

## **VIII. New Business**

### **a. EPA Payment Review Audit**

*Ms. Bloom explained she received an email for a payment review audit for the EPA grants. She added two invoices were for the Clean-up Grant and one for the Assessment Grant. Ms. Bloom mentioned the email indicated that the IDA was chosen randomly for the audit. She added the call is scheduled for this Thursday. Ms. Bloom has all the back-up documentation and is prepared for the call, which Mr. Firely will be a part of as well.*

### **b. Strategy Solutions**

*Mr. Scull explained there is an offer in writing from the original agreement that they would compare a couple of sites. He added the Board is still discussing which sites to submit. Mr. Hook stated since it is a part of the original agreement we need to provide sites to them. Ms. Bloom indicated she will leave the agenda item on for next month.*

### **c. RLF**

#### **i. Momma Martins**

*Ms. Bloom explained a letter was mailed to Momma Martins indicating the Board's willingness to allow them to continue payments on their Revolving Loan. She added the letter was sent via USPS mail as well as emailed but she has not heard anything from them. Ms. Mooney asked when their last payment was and Ms. Bloom replied December 2023. Mr. Hook asked if we provided them with a deadline to respond and Ms. Bloom replied no. Ms. Mooney asked if a letter should be sent indicating they are now in default and Ms. Bloom replied they were already in default because the business closed. Mr. DeHaas stated he feels a last chance to pay letter is acceptable. Mr. Hook stated we need to enforce our contracts but at the same time look at the value of the collateral and what the cost is to get that collateral. Mr. Hook recommended sending a thirty-day notice. Mr. Scull agreed. Mr. Fox asked at the original loan amount and Ms. Bloom stated \$15,000. Ms. Bloom added the balance is \$14,155 currently. Mr. DeHaas will draft the letter and get it to Ms. Bloom.*

ii. Pennsylvtucky Precision

*Ms. Bloom explained last month, a payment was made for November, December and January but he now owes, February March and April. Ms. Bloom stated she sent a letter stating as of April 1<sup>st</sup> the loan is three months behind. She added that normally when an email or letter is sent, she gets a response with a day a payment will be made, but she has not had any response as of today.*

iii. Moskola Brothers (d/b/a Watson & Son Plumbing)

*Ms. Bloom explained the Board packet includes a white sheet, application and credit check for Moskola Brothers, doing business as Waston & Son Plumbing. She reviewed they are requesting a loan to purchase two new vehicles. Ms. Bloom explained the white sheet includes potential payments for both the revolving loan and emergency loan. Ms. Mooney stated she feels this would qualify more for the Revolving Loan than an Emergency Loan since this is not a start-up business. Mr. Hook agreed. Ms. Mooney is concerned with the debt they currently have and that the one partner does not live in Greene County. Mr. Hook inquired on the collateral. Ms. Bloom explained the conversation with Mr. Moskola indicated they were willing to provide the collateral the Board would accept. Mr. DeHaas stated the IDA should get security interest in the two vehicles. Ms. Moony mentioned the requested loan amount is not enough to purchase two vehicles so the IDA would essentially be the second lien holder and Mr. DeHaas indicated that would not be worth anything. Mr. DeHaas stated the information on the vehicles is need to make a better decision. Ms. Bloom is to reach out and find out what the collateral is and the cost and type of vehicles to be purchased. Ms. Mooney also suggested the business is established and she is leaning towards the 2% below prime loan and Mr. Fox agree. Mr. Hook also added that the IDA would need to be the first priority on the liens. Mr. DeHaas suggested a personal guaranty as well. Ms. Bloom is to reach out and confirm they would still like to proceed with that type of loan with those stipulations.*

*Ms. Mooney stated there were still a couple of loans in the holding pattern and she asked about the available funding. Ms. Bloom replied if this loan would be approved at the full \$50,000 then the balance would be around \$50,000. Ms. Bloom added MR Structures has been in touch regarding their approved loan. She explained they are in the process of purchasing a building and will be ready to close their loan soon. Ms. Mooney asked if there were any other who were approved and have not closed. Ms. Bloom stated there is one that had a collateral issue. Ms. Mooney suggested sending an official notice to the loans who were approved but have not yet closed. Mr. Fox and Mr. Scull agreed. Ms. Bloom will draft a letter for Mr. DeHaas to review. Mr. Hook inquired as to where the money for the Revolving Loans comes from and Ms. Bloom replied USDA, the County and the repayment of the approved loans.*

d. CST Bi-Monthly Update

*Ms. Bloom stated she provided the Board the email Mr. Bokak provided with the required update. She added, the update included information on the taxing issues as well as the Iron Senergy temporarily shutting down concern. Ms. Mooney confirmed Mr. Bokak is aware these updates are required bi-monthly per his agreement and Ms. Bloom confirmed.*

**IX. Old Business**

a. Boondock Sales

*Ms. Bloom explained Mr. Razillard did sign the Mortgage and the Note. She added the Mortgage has been recorded and copies will be provided to Mr. Razillard. Ms. Bloom indicated the payments are due the 15<sup>th</sup> of every month and he has already made the first payment.*

b. CST Agreement

No update

c. Airport Property

*Ms. Bloom stated the property is in the permitting phase and Mr. DeHaas added which could up a year starting March 8 with the ability to get a couple of extensions.*

d. Mather Gateway

*Ms. Bloom will send the Mather comparison photos to Ms. Boyd from NJR.*

e. Statement of Financial Interest

*Ms. Bloom stated she will reach out to Mr. Hooks assistant to get his form and he indicated it was in his car.*

f. PIONEER Grant

- i. 13 approved
- ii. 11 completed
- iii. 1 declined
- iv. 1 received extension through December 31, 2024

*Ms. Bloom mentioned the recap for the PIONEER Grant is included in the Board packet. She added the there is only one grant not yet completed.*

**X. Public Comment**

None

**XI. Executive Session**

None

**XII. Next Meeting – May 14, 2024**

**XIII. Adjournment**

*Mr. Hook requested a motion to adjourn the meeting at 10:55 AM.*

*Motion to approve- Mr. Scull*

*Second- Ms. Semonick*

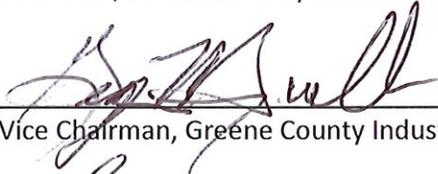
*All in favor.*

**MEETING MINUTES CERTIFICATION**

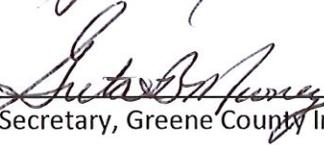
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on May 14, 2024.



\_\_\_\_\_  
Chairman, Greene County Industrial Development Authority



\_\_\_\_\_  
Vice Chairman, Greene County Industrial Development Authority



\_\_\_\_\_  
Secretary, Greene County Industrial Development Authority