

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes May 14, 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*

*Jared Edgreen, Commissioner*

*Blair Zimmerman, Commissioner*

*Betsy McClure, Commissioner*

**Phone:**

*Greg Firely, AMO Environmental Decisions*

**Public:**

*Marissa Stanko*

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

III. Approval of Minutes – April 9, 2024

*Mr. Scull requested a motion to approve the April 9, 2024 Meeting Minutes.*

*Motion to approve- Ms. Mooney*

*Second- Ms. Semonick*

*All in favor.*

IV. Treasurers Report

- a. Balance Sheet as of April 30, 2024
- b. Profit & Loss as of April 30, 2024
- c. Deposit Detail as of April 30, 2024
- d. Assessment Grant Summary as of April 30, 2024
- e. Cleanup Grant Summary as of April 30, 2024

*Ms. Bloom reviewed the reports are included in the Board packet. She stated there is nothing out of ordinary for the reports.*

Mr. Scull requested a motion to approve the April 30, 2024 Treasurers report.

Motion to approve- M. Mooney

Second- Mr. Fox

All in favor.

**V. Deposits**

**Revolving Loan Payments**

- a. 4/2/24 - **\$300.00**
  - i. Blessed Valley Lodging
- b. 4/2/24 - **\$299.25**
  - i. Hydraulic Solutions #1
- c. 4/2/24 - **\$300.00**
  - i. Mankind Gentleman's Cuts
- d. 4/2/24 - **\$299.25**
  - i. 7 One Eight Design Builds
- e. 4/5/24 - **\$321.75**
  - i. Vending Solutions
- f. 4/5/24 - **\$299.25**
  - i. LK Cafe
- g. 4/8/24 - **\$299.25**
  - i. JCNH Rentals
- h. 4/24/24 - **\$299.25**
  - i. JCNH Rentals
- i. 4/24/24 - **\$350.00**
  - i. Greene County Land Development #3
- j. 4/24/24 - **\$742.47**
  - i. Hydraulic Solutions #2
- k. 4/30/24 - **\$300.00**
  - i. Blessed Valley Lodging
- l. 4/30/24 - **\$900.00**
  - i. Pennsylvucky Precision

**SIP**

- a. 4/2/24 - **\$455.47**
  - i. Boondock Sales
- b. 4/2/24 - **\$1,432.13**
  - i. MRIE
- c. 4/15/24 - **\$1,432.13**
  - i. MRIE

**General Account**

- a. 4/10/24 - **\$30.00**
  - i. Michael & Mary Lewis RLF App Fee

**EPA Assessment Grant**

- a. 4/16/24 - **\$125,225.30**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

- a. 4/12/24 - **\$0.01**
  - i. First National Bank
- b. 4/16/24 - **\$110.86**
  - i. ASAP Draw Down
    - 1. Observer Reporter

*Ms. Bloom reviewed the April 2024 deposits. She explained there is a deposit for the Cleanup Grant in the amount of \$.01. Ms. Bloom stated this is to keep the account open. She reminded the Board the bank did the same for the Assessment grant. There was no further discussion.*

**VI. Approval of Checks for Payment**

**General Account**

- b. DeHaas Law, LLC, - **\$870.00**
  - i. General Services \$635.00
  - ii. Crucible - \$235.00
- c. CRS - **\$24.00** (Ratify)
  - i. Michael & Mary Lewis
- d. Bank-A-Count - **\$8.35**
  - i. Boondock Sales SIP repayment Coupon Book

**RLF Account**

None

**SIP Account**

None

**EPA Assessment Grant Account**

- a. AMO - **\$42,327.49**
  - i. Phase II ESA Report
    - a. 425 W George
  - ii. New Site Evaluation
    - a. 175 School Drive
  - iii. EPA Quarterly Report

**EPA Cleanup Grant Account**

- a. AMO - **\$4,120.00**
  - i. Mather Site Excavation
    - 1. Planning
    - 2. Sub-contractor Coordination
  - ii. EPA Quarterly Report

*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- Mr. Fox*

*Second- Ms. Semonick*

*All in favor.*

## VIII. New Business

### a. EPA Payment Review Audit

Ms. Bloom explained she received an email for a payment review audit for the EPA grants and in preparation for the call she provided all the backup documentation for the payments in question. She added EPA sent an email stating the documentation that she provided satisfies the requirements for the OCFO grant and proper payment review and the call is no longer required.

### b. Strategy Solutions

*Mr. Scull explained Strategy Solutions offered to conduct a market study analysis and it is in progress. He added he expects to have the completed report in the next ten days. Ms. Bloom inquired that there will be no extra cost for this as it was included in the original proposal and Mr. Scull confirmed.*

### c. PRA Project Requests

*Ms. Bloom stated she shared with the Board a project request that was received and the old Graysville Elementary School site was submitted. She added more information was requested from PRA and that information was provided. Mr. Scull asked what the additional information requested was and Ms. Bloom indicated they wanted the physical address, if the equipment in the photos would be removed and the total size of the property.*

### d. Incentive Discussion

*Mr. Hook stated the Board was looking at what could be offered to incentivize businesses. Mr. DeHaas explained he and Mr. Hook had a discussion regarding Private Activity Bonds and that he summarized that discussion in an email to the Board. He added that conversations could be had with Community Bank or another local bank to discuss financing through the IDA for a lesser interest rate. Mr. DeHaas explained the IDA doesn't make the credit decision the bank does. Mr. Hook asked Mr. DeHaas if we can offer tax exempt bonds and Mr. DeHaas stated yes. Ms. Mooney stated we should advertise without violating privacy the bonds we have previously done and what they have used the money for and the successfulness of the project. Mr. DeHaas mentioned that it would be good to have a conversation with local banks about community development loans and partner with them on lending. Mr. Hook suggested putting together a tool kit as to what Greene County can offer and advertise that information. Ms. Mooney suggested putting together a standard format and including it in the PRA project responses.*

### e. RLF

#### i. Momma Martins

*Ms. Bloom stated that she received an email from Momma Martins and they filed bankruptcy for both the LLC and personally. She added once she receives the official notification she will forward to Mr. DeHaas.*

ii. Moskola Bothers (d/b/a Watson & Sons Plumbing)

*Ms. Bloom explained conversations are occurring to confirm what they will be using as collateral. She added some of the equipment they wanted to use they do not hold the titles. Ms. Bloom stated once the final decision is made, she will advise the Board for approval on the collateral offered.*

iii. MR Structures

*Ms. Bloom explained this is one of the loans that a letter was mailed to giving them a thirty-day notice to close the loan or the approval would be rescinded. She added they will be closing on a property located at 230 Bill George Drive in Waynesburg and are requesting an extension. Ms. Bloom mentioned all the information is included in the Board packet. Mr. DeHaas asked if they will be getting other funding to purchase the property and Ms. Bloom stated she is under the impression they will only be using the RLF funds and cash to purchase the property. Ms. Mooney asked for the closing date and Ms. Bloom stated once the appraisal and inspection are complete. Mr. Scull and Ms. Mooney stated they are both comfortable with the extension. Ms. Bloom did confirm the IDA will be the first lien holder.*

f. CST Bi-Monthly update

*Ms. Bloom stated she forwarded the email update to the Board. She added Mr. Bokat has requested a meeting with the Commissioners regarding the pay in lieu of tax amount.*

**IX. Old Business**

a. Airport Property

*Ms. Bloom explained they were on-site conducting GEO testing and have also filed permits with PennDOT and DEP.*

b. Mather Gateway

*Ms. Bloom stated she included the email update from Ms. Boyd.*

c. PIONEER Grant

- i. 13 approved
- ii. 12 completed
- iii. 1 declined

*Ms. Bloom mentioned the PIONEER program is completed. She added the program funding was \$500,000 and the total amount disbursed was \$476,633.19 and the unused balance was around \$23,000.*

**X. Public Comment**

*Marisa Stanko is with a non-profit called Computer Reach and will be partnering with Greene County to provide community members with free refurbished computers and helping with technical needs and skills training.*

**XI. Executive Session**

*Mr. Hook requested a motion to enter into Executive Session at 10:04 AM.*

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

*Mr. Hook requested a motion to come out of Executive Session at 10:35 AM.*

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

**XII. Next Meeting – June 11, 2024**

**XIII. Adjournment**

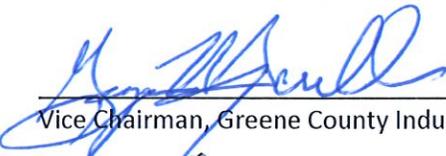
*Mr. Hook requested a motion to adjourn the meeting at 10:36 AM.*

*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 June 11, 2024.

  
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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