

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes June 11, 2024

I. The meeting was called to order at 9:01 AM. Those present were as follows:

George Scull, Vice Chairman

Cheryl Semonick, Treasurer

Tim Fox, Board Member

Connie Bloom, Director

Jared Edgreen, Commissioner

Betsy McClure, Commissioner

Jeremy Kelly, Assistant Chief Clerk

Phone:

Greta Mooney, Secretary

Ernie DeHaas, Solicitor

Greg Firely, AMO Environmental Decisions

Public:

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

III. Approval of Minutes – May 14, 2024

Mr. Scull requested a motion to approve the May 14, 2024 Meeting Minutes.

Motion to approve- Ms. Semonick

Second- Ms. Mooney

All in favor.

IV. Treasurers Report

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

Ms. Bloom stated the reports are included in the Board packet. She stated MRIE did complete their final payment and their SIP balance is now zero.

Mr. Scull requested a motion to approve the May 31, 2024 Treasurers report.

Motion to approve- Ms. Semonick

Second- Ms. Mooney

All in favor.

V. Deposits

Revolving Loan Payments

- a. 5/1/24 - **\$299.25**
 - i. 7 One Eight Design Build
- b. 5/1/24 - **\$900.00**
 - i. Pennsylvtucky Precision (Feb 24, Mar 24, Apr 24)
- c. 5/3/24 - **\$321.75**
 - i. Vending Solutions
- d. 5/7/24 - **\$261.73**
 - i. Adam Lewis Trucking #4 (June 24)
- e. 5/7/24 - **\$299.25**
 - i. LK Cafe
- f. 5/20/24 - **\$742.47**
 - i. Hydraulic Solutions #2
- g. 5/20/24 - **\$300.00**
 - i. Mankind Gentlemen's Cuts (Apr 24)
- h. 5/20/24 - **\$299.25**
 - i. JCNH Rentals
- i. 5/29/24 - **\$1,484.94**
 - i. Hydraulic Solutions #2 (Jun 24, July 24)
- j. 5/29/24 - **\$598.50**
 - i. Hydraulic Solutions (Dec 24, Jan 25)
- k. 5/31/24 - **\$300.00**
 - i. Blessed Valley Lodging

SIP

- a. 5/20/24 - **\$1432.09**
 - i. MRIE
- b. 5/20/24 - **\$455.47**
 - i. Boondock Sales

General Account

None

EPA Assessment Grant

- a. 5/16/24 - **\$42,327.49**
 - i. ASAP Draw Down
 - 1. AMO

EPA Cleanup Grant

- a. 5/16/24 - **\$4,120.00**
 - i. ASAP Draw Down
 - 1. AMO

Ms. Bloom reviewed the May 2024 deposits. There was no further discussion or questions regarding the deposits.

- VI. Approval of Checks for Payment**
- General Account**
 - b. DeHaas Law, LLC, - **\$380.00**
 - i. General Services \$380.00
 - RLF Account**
 - None
 - SIP Account**
 - None
 - EPA Assessment Grant Account**
 - a. AMO - **\$16,221.08**
 - i. Phase II ESA Report
 - a. 425 W George
 - ii. Phase I ESA Report
 - a. 175 School Drive
 - EPA Cleanup Grant Account**
 - a. AMO - **\$20,888.48**
 - i. Mather Site Excavation

Ms. Bloom reviewed the checks for approval for the Board. She added the invoices were emailed to the Board for their review. Ms. Bloom explained she short-paid the AMO invoice for the Cleanup Grant due to ineligible expenses and she advised Mr. Firely. She added Mr. Firely will share the information with the team. Ms. Bloom mentioned she reviewed the previous invoices to confirm the other invoices were processed correctly and they were.

Mr. Scull requested a motion to approve the checks for payment for May 2024.

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

- VII. Brownfields Initiative**
- a. Assessment Grant
 - ii. 175 School House Drive
 - ii. 425 W. George Street
 - iii. US ACRES Updated
 - b. Cleanup Grant
 - i. Impacted Soil Excavation Completed
 - ii. Post Excavation Soil Sampling Completed
 - iii. PADEP Act 2 Final Report
 - c. GC-BRAC meeting

Mr. Firely stated the Assessment Grant is moving along nicely and the Phase I for 175 School Drive has been completed and submitted. He added based on the site history there is a recommendation for a Phase II. Mr. Firely explained the history of the site. He stated the site owner passed away and is now owned by his children and their intention is to sell. Mr. Firely stated the final details on 425 W. George street are wrapping up for the Phase II and no impacts were identified. He added USACRES has been updated. Mr. Firely asked the Board if they would like to move forward with the Phase II for 175 School Drive and Mr. Fox replied he feels it is a valuable lot. Mr. Scull asked the cost of a Phase II and Mr. Firely replied approximately \$50,000. Commissioner McClure asked the size of the lot and Mr. Firely stated it is 6 parcels

totaling 1.98 acres. Mr. Scull stated he doesn't feel that it is a prime parcel but has potential. Mr. Fox mentioned the amount of grant funding we used for 425 W George Street and it is much smaller site. He added the grant funding is there we should utilize it for progress.

Mr. Scull requested a motion to approve a Phase II Assessment for 175 School House Drive.

Motion to approve- Mr. Fox

Second- Ms. Semonick

All in favor.

Mr. Firely discussed the Cleanup Grant at the Mather site. He added 15 yards of impacted soil was removed and per the post excavation soil sampling report there were no impacts left behind. He added the ACT II final report is being completed and should be submitted to the EPA before the end of August. Mr. Scull inquired on future funding to finish cleaning up the site. Mr. Firely stated the new grant guidelines will be released in the fall and we will know then. Mr. Scull asked the status of partnering with the IDC for funding and Ms. Bloom stated they are still trying to get a meeting scheduled, but there have been conflicts but hope to get the meeting schedule soon.

Ms. Bloom asked for all meeting attendees to sign the GC-BRAC sign-in sheet.

VIII. New Business

a. Strategy Solutions

Mr. Scull explained Strategy Solutions did a study comparing industrial parks and did their best to do an assessment regarding taxes. He added he says it is a benchmark to utilize and they also compiled a list of incentives others are using and added it as a footnote. Mr. Kelly stated one of the benefits is the links they provided give examples of what other counties are doing to market their properties. He added information provided by these links seem to be an industry standard and it looks as though most of them are using www.loopnet.com. Mr. Kelly reviewed an example of how other counties are marketing their properties. Commissioner McClure asked if the properties being marketed were owned by the County and Mr. Kelly replied he was unsure. Mr. Kelly added they are using it as way to drive industry to these parcels. He explained Greene Site Search will produce a similar product it just needs to be streamlined. Mr. Kelly mentioned the County has a lot of raw land which is almost a disadvantage. Mr. Scull stated he feels the Paisley Park should be expanded and a shell building should be constructed. He added you also don't want to build something to watch it sit vacant. Commissioner McClure stated we could partner with private industry to accomplish some of the things needed. Commissioner McClure asked where neighboring Counties are advertising and Mr. Kelly replied it seems that they are using www.loopnet.com. Commissioner McClure asked if we know the cost for it and we pay for Greene Site Search so maybe we consider switching. Mr. Kelly indicated the cost of Greene Site Search is around \$3,500 annually. Mr. Scull stated he first thought that Greene Site Search was not worth the money, but after looking into it he doesn't feel it is that bad. Ms. Bloom mentioned we are not utilizing all of the aspects of Greene Site Search. Mr. Scull indicated we do not have an accurate inventory. Mr. Kelly stated the PRA does support and sends potential businesses to Greene Site Search. Commissioner McClure discussed moving away from Greene Site Search and going to Loopnet. Mr. Kelly mentioned maybe there is a way that they communicate with each other and transfer the data from one to another. Mr. Scull stated the information on Greene Site Search needs to be clean up and the information that is on

there is marginal. Ms. Bloom stated she can only add the information the property owner provide and the Board had previously instructed that Greene Site Search was not a priority. She added that when she gets notification that a property is ready to expire, she does attempt to reach to property owner for updates. Mr. Scull indicated the Board needs to focus on County properties. Mr. Kelly stated the majority are not advertising forty or fifty properties but focus on a select few. Ms. Bloom indicated previously the intent was to get realtor and other developers have their own credentials to be able to manage their properties.

b. PRA Project Request Flowchart

Ms. Bloom stated she provided a flowchart that will be submitted to the Commissioners for approval. She explained once a request is received an email would be sent to the IDA Board, Planning Department, Commissioners, IDC, Private Industry Partners and the Municipalities. Ms. Bloom stated once responses are received, she would confirm the availability of the property and then reply to the project request. Mr. Scull stated he likes the process. Commissioner McClure suggested a cover letter to those industry partners explaining the process. Mr. Fox requested to create a log of the requests, what we submitted and the outcome. . Mr. Fox asked what feedback do we receive when the email is sent to the six organizations. Ms. Bloom replied they may know of a property or property owner that we are not aware of that would fit the request. Mr. Kelly mentioned that some property owners don't actively advertise their property is for sale, but when contacted will be willing to submit to these requests. Commissioner Edgreen discussed the quick turn around time for some of these requests and doesn't want waiting on responses to be a reason we miss out submitting. Mr. Scull added that is why it is vital to get an inventory of sites. Mr. Fox asked who at the County receives the requests and Ms. Bloom stated she and Mr. Kelly both. Mr. Fox asked if we can get historical data on the PRA requests and Mr. Kelly stated he can send them to Connie.

c. SIP

i. MRIE

Ms. Bloom stated MRIE has paid in full the \$50,000 SIP noncompliance repayment. She added Boondock Sales is the only recipient still active for the program. Commissioner McClure asked if that building was for sale and Ms. Bloom replied no, he indicated he is still going to open the dealership. Mr. Fox asked when that would be finished and Ms. Bloom replied he is to make monthly payments for two years and then make a balloon payment.

d. RLF

i. Brady's Roadhouse

Ms. Bloom reminded the Board a certified letter was mailed to Brady's Roadhouse giving them 30-days to close their loan or the funds would be returned to the program. She added she did not hear from them within the time frame therefore that loan approval has been rescinded and the money returned to the account.

ii. Pizza Italia

Ms. Bloom stated she contacted Mr. Gresko and he informed her he had another surgery in March of this year. She added he said he is trying to open as much as his health allows and he is going to be sending a payment. Ms. Bloom mentioned he is still trying to sell and once he does, he will pay off the loan. Mr. Scull asked what the remaining balance of the loan is and Ms. Bloom replied \$21,281.38 .

e. CST

i. Pay In Lieu Proposal

Ms. Bloom stated Mr. Bokot met with the Commissioners and he is still concerned about the amount of taxes. She added a conversation happened between Mr. DeHaas, Mr. Bokot's attorney and Mr. Grimm and the outcome was a proposal was to be sent from CST. Ms. Bloom explained that proposal is included in the Board packet. She added he is proposing paying \$750 per acre versus the \$6,000 an acre while the agreement with the IDA is in effect. Mr. DeHaas stated he explained the parties of interest are the taxing bodies and will be impacted by the decision, therefore, they should be involved in that decision. Mr. Fox asked why the IDA is involved at all and Ms. Bloom stated the agreement he entered is with the IDA and it included a pay in lieu of taxes. Mr. DeHaas stated he pointed out to CST lawyer it really needs to be between the County, School District and Township. Ms. Bloom confirmed the next step is for Mr. Bokot to send a letter to the taxing bodies to confirm they approve the \$750 per acre and Mr. DeHaas replied the burden is on Mr. Bokot and the agreement of the three taxing bodies. Ms. Bloom will notify Mr. Bokot.

ii. Bi-Monthly Update – due July 2024

Ms. Bloom stated the next update will be provided during the July meeting.

IX. Old Business

a. Airport Property

Ms. Bloom mentioned she received an offer from a private individual to buy the 6 acres at the airport for \$1.6 million. She added a letter was drafted and will be mailed explaining that property is under an option agreement and we can not currently accept the offer.

b. Mather Gateway

Ms. Bloom stated there is no update.

Mr. Scull mentioned a resident was complaining about the lack of mowing and Ms. Bloom indicated the Morgan Township Supervisors have always mowed it previously due to letting off their fireworks. Mr. Scull stated the Supervisors informed him they only mow the pad where they let off the fireworks. Mr. Scull stated he has taken care of this and no further action is needed at this point.

X. Public Comment

Commissioner Edgreen asked to Board what the vision of the IDA is and how the Commissioners can work in concert. Ms. Semonick stated she doesn't feel the department are working together and some of the money being spent on consultants may have already been available at the County level and didn't need to be done. She added there needs to be more communication. Mr. Fox stated he feels the IDA needs to be more focused on industry that will bring in jobs and revenue for the County. He added manufacturing businesses that will bring jobs to the area and help keep people here long term. Mr. Fox explained we need to think more like a business and less than a person who has been here their

whole life and loves it so everyone else will love it to and that isn't how it works. He added understanding what we have to offer and having the ability to push it out proactively. Ms. Mooney agreed with Mr. Fox that we need to focus on light manufacturing and industry. She added she also agrees with Mr. Scull about needing a shell building. Ms. Mooney stated an incentive package on paper needs to be readily available to send out to any time a request comes in and includes all we can offer. Commissioner Edgreen mentioned the 5-year abatement that we offer that others do not.

XI. Executive Session

Mr. Scull requested a motion to enter into Executive Session at 10:30 AM.

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

Mr. Scull requested a motion to come out of Executive Session at 11:05 AM.

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

XII. Next Meeting – July 9, 2024

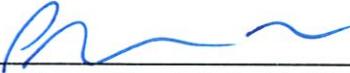
XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 11:10 AM.

Motion to approve- Mr. Fox
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 July 9, 2024.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority

