

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes July 9, 2024

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

George Scull, Vice Chairman

Cheryl Semonick, Treasurer

Greta Mooney, Secretary

Ernie DeHaas, Solicitor

Connie Bloom, Director

Betsy McClure, Commissioner

Phone:

Phil Hook, Chairman

Greg Firely, AMO Environmental Decisions

Public:

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

III. Approval of Minutes – June 11, 2024

Mr. Scull requested a motion to approve the June 11, 2024 Meeting Minutes.

Motion to approve- Ms. Mooney

Second- Ms. Semonick

All in favor.

IV. Treasurers Report

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

Ms. Bloom stated the reports are included in the Board packet. She added there is nothing out of the ordinary within the reports this month. Ms. Mooney asked if the Board could anticipate a complete drawn down next month of the Cleanup Grant and Ms. Bloom replied possibly. Ms. Bloom stated she needs to gather the amounts for the admin draw first.

Ms. Mooney stated there seems to be a number missing from the Assessment Grant report. Ms. Bloom explained she agrees and did not like the way the report was presented so she corrected the report to reflect the balance remaining from all categories on the budget not just the ones we have drawn down.

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

Motion to approve- Ms. Mooney

Second- Ms. Semonick

All in favor.

V. Deposits

Revolving Loan Payments

- a. 6/4/24 - **\$321.75**
 - i. Vending Solutions
- b. 6/4/24 - **\$261.73**
 - i. Adam Lewis Trucking #4 (July 24)
- c. 6/4/24 - **\$299.25**
 - i. 7 One Eight Design Build
- d. 6/4/24 - **\$350.00**
 - i. Greene County Land Development #3 (May 24)
- e. 6/4/24 - **\$350.00**
 - i. Greene County Land Development #3 (June 24)
- f. 6/10/24 - **\$299.25**
 - i. LK Cafe
- g. 6/10/24 - **\$299.25**
 - i. JCNH Rentals
- h. 6/13/24 - **\$299.25**
 - i. Hydraulic Solutions #1
- i. 6/13/24 - **\$742.47**
 - i. Hydraulic Solutions #2
- j. 6/18/24 - **\$24,500.00**
 - i. USDA – Sweet Baby’s at Rising Creek
- k. 6/21/24 - **\$308.28**
 - i. Morning Rush
- l. 6/28/24 – **\$300.00**
 - i. Blessed Valley Lodging
- m. 6/28/24 - **\$600.00**
 - i. Mankind Gentlemen’s Cuts (May 24 - Jun 24)

SIP

- a. 6/13/24 - **\$455.47**
 - i. Boondock Sales

General Account

- a. 6/13/24 - **\$729.75**
 - i. Sweet Baby’s at Rising Creek
 - 1. Closing Costs

EPA Assessment Grant

- a. 6/12/24 - **\$16,221.09**
 - i. ASAP Draw Down
 - 1. AMO

EPA Cleanup Grant

- a. 6/12/24 - **\$20,888.48**
 - i. ASAP Draw Down
 - 1. AMO

Ms. Bloom reviewed the June 2024 deposits.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, - **\$934.00**
 - ii. General Services \$275.00
 - iii. Sweet Baby's at Rising Creek Closing Costs - \$659.00
- b. Connie Bloom - **\$112.76**
 - i. Mileage
 - ii. File Mortgage
 - iii. Supplies
- c. Bank-A-Count - **\$24.18**
 - i. RLF Coupon Payment Book
 - 1. Sweet Baby's at Rising Creek

RLF Account

None

SIP Account

None

EPA Assessment Grant Account

- a. AMO - **\$7,630.00**
 - i. Phase II ESA Report
 - a. 175 School Drive
 - ii. Phase II ESA Report
 - a. 425 W George Street

EPA Cleanup Grant Account

- a. AMO - **\$5,080.00**
 - i. PADEP Act 2 Final Report
 - ii. EPA Coordination

Ms. Bloom reviewed the checks for approval for the Board. She explained the closing costs from DeHaas Law does not match the deposit from Sweet Baby's at Rising Creek and that is due to her filing the mortgage. Ms. Bloom stated she did send the invoices to the Board with the exception of AMO but does have copies if the Board would like to review those. Ms. Mooney asked why Ms. Bloom went to Wisecarver for an inspection and Ms. Bloom replied she was the only one available in the department and it is not something she normally attends.

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

Motion to approve- Ms. Semonick

Second- Ms. Mooney

All in favor.

VII. Brownfields Initiative

- a. Assessment Grant
 - i. 175 School House Drive
 - 2. Field Sampling
 - ii. New Sites
 - iii. EPA Reporting
- b. Cleanup Grant
 - i. PADEP Act 2 Final Report
 - ii. EPA Reporting
 - iii. Additional Funding Sources
- c. Mather GOB Pile

Mr. Firely stated the field sampling plan is being worked on for 175 School Drive. He explained this is essentially the work plan that gets approved by the EPA. Mr. Firely stated it will be sent to the EPA for review this week and then they have sixty days to review and respond with comments or approve. He added we are still open for new sites for the Assessment Grant and are working on the quarterly reports for the EPA that are due at the end of the month.

Mr. Firely explained the Act II final report is being completed for the Cleanup Grant. He added the post excavation sampling has been completed and no impacts were identified. Mr. Firely stated the ACRES report is being updated for what has been completed and remediated. He added he is currently looking for additional funding to remove the remaining rail ties. Mr. Scull stated in a previous meeting the grants would be available in the fall and Mr. Firely confirmed. Mr. Firely mentioned the guidelines change from year to year and we will have to wait and see once they come out what the best option would be for the IDA. Mr. Scull explained in a previous meeting the IDC had some money that could help and Ms. Bloom stated that wasn't the case, but they have a non-profit that we could partner with the apply for funding. Ms. Bloom added there is a conference call this afternoon with AMO, the IDC and IDA to discuss possibilities.

Commissioner McClure asked Mr. Firely how much funding remains for the Assessment Grant. Mr. Firely indicated Ms. Bloom has the most up-to-date information. Ms. Bloom stated about \$123,000.

Ms. Bloom explained a site walk was done by the DEP and Office of Surface Mining to see the success of the project. She added in total they walked a little over two miles of the site and they considered the site a success. Ms. Bloom indicated they were pleased with the tree growth and other vegetation growth on the site.

VIII. New Business

a. PRA Project Request Spreadsheet

Ms. Bloom stated per the Board request a spreadsheet was created with historical data from the PRA requests. She added this is the first draft and any requirement listed on the request was entered into a separate column. Ms. Bloom explained the spreadsheet is large and not able to be printed and once the Board determines what information they want included she will revise. Mr. Scull made suggestions of the columns he feels could be combined. Ms. Bloom stated she will update the sheet and get it to the Board. Commissioner McClure stated she feels the Commissioners need to be aware of this because they have contacts and other groups they are working with that could identify sites. Ms. Bloom stated the PRA is who sends out these requests and Commissioner McClure stated she doesn't receive any of them. Ms. Bloom explained during the last IDA meeting a flow chart was presented and then sent to the Commissioners for approval on how to handle these requests. She added once a request is received an email will go out to various groups and the Commissioners are included in that distribution list.

b. RLF

i. Momma Martin Bankruptcy

Ms. Bloom stated the bankruptcy notification was received and forward to Mr. DeHaas. Mr. DeHaas explained per the notice there is nothing the Authority can file a claim against. He added the bottom line is the Board will not see anything.

c. CST

i. Bi-Monthly Update

Ms. Bloom stated she provided the Board with the email updated from Mr. Bokar. She added unfortunately, it does not seem like there has been a lot of progress with the permitting from the DEP. Ms. Mooney stated she agrees there can be some confusion when submitting the exact information the DEP is requesting. She added the Board should request the contact information for the department he is communicating with so the Board and/or the County can help expedite the process. Mr. Scull stated we want Mr. Bokar to succeed and the County and IDA can only assist if he keeps us in the loop.

IX. Old Business

a. Strategy Solutions

Mr. Scull discussed there is no update and the meetings that were scheduled have been postponed.

b. Airport Property

Ms. Bloom stated she doesn't have an update, but they have a year to complete the permitting phase.

c. Mather Gateway

Ms. Bloom stated there is no update.

X. Public Comment

XI. Executive Session

Mr. Scull requested a motion to enter into Executive Session at 9:30 AM.

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

Mr. Scull requested a motion to come out of Executive Session at 9:50 AM.

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

XII. Next Meeting – August 13, 2024

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 9:53 AM.

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

MEETING MINUTES CERTIFICATION

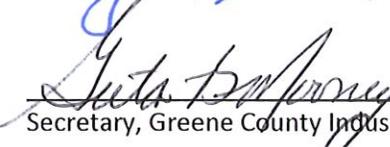
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on August 13, 2024.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority