

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes August 13, 2024

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

Phil Hook, Chairman

George Scull, Vice Chairman

Cheryl Semonick, Treasurer

Tim Fox, Member

Connie Bloom, Director

Betsy McClure, Commissioner

Phone:

Ernie DeHaas, Solicitor

Greg Firely, AMO Environmental Decisions

Public:

John Bokot, CST Investments

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

III. Approval of Minutes – July 9, 2024

Mr. Hook requested a motion to approve the July 9, 2024 Meeting Minutes.

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

IV. Treasurers Report

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

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

Motion to approve- Ms. Semonick

Second- Mr. Scull

All in favor.

V. Deposits

Revolving Loan Payments

- a. 7/2/24 - **\$299.25**
 - i. JCNH Rentals
- b. 7/2/24 - **\$299.25**
 - i. 7 One Eight Design Build
- c. 7/2/24 - **\$299.25**
 - i. LK Cafe
- d. 7/17/24 - **\$321.75**
 - i. Vending Solutions
- e. 7/17/24 - **\$299.25**
 - i. Hydraulic Solutions #1
- f. 7/17/24 - **\$742.47**
 - i. Hydraulic Solutions #2
- g. 7/17/24 - **\$350.00**
 - i. Greene County Land Development #3
- h. 7/17/24 - **\$261.73**
 - i. Adam Lewis Trucking #4
- i. 7/26/24 - **\$308.28**
 - i. Morning Rush
- j. 7/31/24 - **\$299.25**
 - i. 7 One Eight Design Build
- k. 7/31/24 - **\$645.00**
 - i. Pennsylvucky Precision (May 24 & June 24)
- l. 7/31/24 - **\$300.00**
 - i. Blessed Valley Lodging

SIP

- a. 7/17/24 - **\$455.47**
 - i. Boondock Sales

General Account

- a. 7/26/24 - **\$617.75**
 - i. MR Structures, LLC
 - 1. Closing Costs

EPA Assessment Grant

- a. 7/9/24 - **\$7,630.00**
 - i. ASAP Draw Down
 - 1. AMO

EPA Cleanup Grant

- a. 7/9/24 - **\$5,080.00**
 - i. ASAP Draw Down
 - 1. AMO

Ms. Bloom reviewed the July 2024 deposits. Mr. Fox inquired about late payments for the Revolving Loan and Ms. Bloom replied Pennsylvucky Precision and Mankind Gentleman's Cuts owe for July. She added Pennsylvucky Precision indicated he would be bringing his payment this week. Ms. Bloom explained she has sent an email to Mankind Gentleman's Cuts regarding their payment. She added Pizza Italia made a payment and they are attempting to make payments when they can. Mr. Hook asked if someone assume the loan from Mankind or if they are still the same owners. Ms. Bloom replied they are still the same owners, just relocated.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, - **\$735.00**
 - ii. General Services \$190.00
 - iii. MR Structures Closing Costs - \$545.00
- b. Connie Bloom - **\$127.15**
 - i. Mileage
 - ii. File Mortgage
 - iii. File Notary Bond

RLF Account

None

SIP Account

None

EPA Assessment Grant Account

- a. AMO - **\$10,242.50**
 - i. Phase II ESA Report Finalization
 - a. 425 W George Street
 - ii. EPA Quarterly Report
 - iii. ACRES Update
 - iv. EPA Region III Success Story Preparation

EPA Cleanup Grant Account

- a. AMO - **\$6,195.00**
 - i. PADEP Act 2 Final Report
 - ii. EPA Quarterly Report
 - iii. ACRES Update

Ms. Bloom reviewed the checks for approval for the Board and indicated these invoices were included in the email for the Board's review.

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

Motion to approve- Mr. Scull

Second- Mr. Fox

All in favor.

VII. Brownfields Initiative

- a. Assessment Grant
 - i. 425 W George Phase II ESA – Final
 - ii. EPA Region III Success Story
 - iii. 175 School Drive Phase II ESA – Pending EPA Approval
 - iv. EPA Reporting - Complete
- b. Cleanup Grant
 - i. Mather Site Act 2 Final Report – In Progress
 - ii. EPA Reporting – Complete

Mr. Firely explained the Phase II ESA was completed for 425 West George. He added after the investigation no impacts were found for the non-residential standard which is the planned reuse for the property. Mr. Firely stated this site was able to be redeveloped due to being able to access the grant funding through the GCIDA and EPA. He added after updating the EPA on this site EPA Region III has requested a full write up on the success story. Mr. Firely explained the information on how this grant was successful in turning a vacant property into a commercial operation and create two new jobs in Greene County will be highlighted in EPA Region III. Ms. Bloom stated the write up is included in the Board packet. Mr. Scull thank Mr. Firely for the write up and Mr. Hook agreed. Mr. Firely mentioned it also highlights how well the GCIDA's grant is being managed and added he can't give enough credit to Ms. Bloom. Mr. Firely thanked Ms. Bloom for her responsiveness and how well she keeps the grant records. He added when is has to report information back to the EPA she has everything very well organized.

Mr. Firely stated the Act 2 final report is being completed for the Cleanup Grant and the legal ads will be submitted per DEP requirements. He added it is anticipated to have this submitted before the end of next month. Mr. Firely explained he has been thinking about other funding to complete the rail tie clean up and still needs to verify this is even possible through the EPA. He added the IDA could pursue an Assessment Grant for the Mather Site and the rationale is in order to assess the Mather site we would need to remove the rail ties just like to assess 425 West George Street the tanks needed to be removed. Mr. Firely added we would not be able to pursue a grant for the clean up more than once on a site, there is nothing to say you can't assess a site until the job is done. He added he wants to verify this before getting too excited that it is possible to utilize an assessment grant to remove the obstacle of the rail ties to be able to completely access the soil underneath. Mr. Firely mentioned leveraging a portion of the EPA assessment grant funds to match state funds for a possible grand total of \$700,000 which would help remove another big chunk of the rail ties. He added the Industrial Sites grant can be applied for and used on the same site more than once. Ms. Scull asked what the upfront cost would be and Mr. Firely stated close to what it was to apply for the Assessment Grant which was about \$10,000. Mr. Hook asked Mr. Firely if he would be able to verify with the EPA that this is an acceptable use before we complete the application. Mr. Firely confirmed he was in the process of that currently. Mr. Fox asked the total for the Assessment on the George Street property. Mr. Firely replied around \$246,000 but would need to confirm. Mr. Fox asked the status of School Drive. Mr. Firely stated a Field Sampling Plan has been submitted to the EPA for review and approval to complete the Phase II. He added the plan was submitted last month and they have sixty days to review.

VIII. New Business

a. PRA Project Request Spreadsheet

Ms. Bloom stated the updated PRA spreadsheet is included in the Board packet. She added all requests received and responded to in July have been added to the sheet. Ms. Bloom explained when a request comes in it is added to the sheet and can provide the updated sheet to the Board every month. Ms. Bloom added Mr. Fox wanted to know what the expected time frame is to hear a response and there is no specific timeframe. She explained it could be six month or two years the requesting developer makes a decision and sometimes the PRA is not notified of the decision. Mr. Scull stated he categorized the sheet so he can identify those still open easier. Ms. Bloom explained all the information included in the requests received is added to the spreadsheet, nothing is left off. She added as an example if the request doesn't indicate whether rail or barge is needed it won't be listed. Mr. Fox suggested the status of the project and Ms. Bloom stated it is listed under outcome. Mr. Fox also suggested have only three or four words for the status to be able to sort the spreadsheet. Ms. Bloom asked Mr. Fox if would like to have the spreadsheet sorted by outcome versus date received and Mr. Fox confirmed. Mr. Fox stated maybe having the closed projected on a separate document. Ms. Bloom advised the Board the spreadsheet was sent as an Excel file so the Board would be able to sort and manipulate it.

b. Mather Gateway

Ms. Bloom stated there were some concerns from residents regarding the hazards relating to the solar project and she reached out to NJR with those concerns. She added the response from NJR is included in the Board packet and the concerns that were brought up are not an issue. Ms. Bloom also mentioned there will not be any battery storage on-site which was a concern, they will not penetrate the ground and if they would leave the area, they remove everything.

c. RLF

i. Fee Increase

Ms. Bloom asked the Board to consider increasing the loan process fee. She added the fee is currently \$30 and that is what is has been for years, however, the coupon booklets that we provide have increased and she is anticipating the credit check cost to increase as well. Mr. Scull stated it is good that Ms. Bloom is paying attention so the processing doesn't cost the IDA to process. Mr. Scull suggested increasing the fee to \$50.00. Ms. Bloom will send the increase to the USDA. She added she doesn't think they will need to approve it since it is not changing the guidelines.

Mr. Hook requested a motion to increase the Revolving Loan application fee to \$50.00.

Motion to approve- Mr. Scull

Second- Mr. Fox

All in favor.

d. Cypher & Cypher Audit

Ms. Bloom stated the 2023 audit is scheduled to begin next Tuesday and she will have all the required documentation available for their review.

e. CST Monthly Update

i. Due September 2024

Ms. Bloom stated the bi-monthly update is due in September. She added Mr. Bokar is present and would like to address the Board. Mr. Bokar stated an email was sent last week to update where things were at currently. He added they have submitted multiple times to the DEP. Mr. Bokar explained they wanted the applications submitted separate and then denied them and indicated for them to be submitted together but the denied them again. He added the individual handling the mine reclamation left midway through the process and he feels this is where some of the breakdown is happening. Mr. Bokar stated he did get Camera Bartollota involved. He added he is hoping to get something in the next couple of weeks, but either way they next time they will submit is in November. Mr. Bokar indicated if they don't get this resolved in the next couple of week Camera Bartollota will get the executive director involved. Mr. Bokar stated they started to plan the future of the project. He added they purchased the old school to give access to parking and possibly a complex. Mr. Bokar stated he is in conversations for Dillworth Mine in case this doesn't go through. Ms. Bloom asked Mr. Bokar where the pay-in-lieu proposals to the county, township and school district stand. Mr. Bokar replied the school district and township stated it is not their decision to make and he has not had a conversation with the County. Commissioner Zimmerman stated the school district and township need to make their own decision, the county cannot tell them what to do. Mr. Bokar stated the fact of the matter is he is not paying a tax, but donating to the taxing bodies. He added nothing that is happening needs the input from them on the value of the land. Mr. Bokar stated the IDA Board needs to decide what is acceptable. Mr. Hook stated when the contract was written it was written as payment in lieu to these three parties, which makes them third party beneficiaries of the contract. He added the contract cannot be altered without their agreement. Ms. Bloom asked Mr. Bokar if he proposed an amount to the taxing bodies and he stated he did and presented it at a school board meeting. He added he will send it to Ms. Bloom. Mr. Bokar explained he took the surrounding properties and their assessed values and proposed \$700 per acre. He added the property is currently assessed at \$6,000. Ms. Bloom asked Mr. DeHaas if there is anything the IDA can do to help resolve this issue for Mr. Bokar and Mr. DeHaas stated he can draft a letter when he returns to the office on Monday. Mr. Bokar stated he will provide what he presented. Ms. Bloom asked Mr. DeHaas how to handle 2023 pay-in-lieu and Mr. DeHaas replied that due to the lack of any other type of agreement the prorated amount is the amount to be paid. Mr. Scull confirmed the 2023 amount is established and need an agreement for 2024. Commissioner Edgreen asked if this is as simple as creating an amendment to the original agreement and Mr. Hook replied if all three taxing bodies would agree. Mr. DeHaas confirmed from the standpoint of the Authority it is could be that simple. Mr. Bokar stated there are individuals from the school board indicating that the pay-in-lieu is illegal. Mr. DeHaas explained the agreement is not illegal and that the property is owned by the County and exempt from taxes. He added pay-in-lieu is fairly common and as long as the property is owned by the County no tax bills are sent or paid and the idea was to enter into the option agreement so the property would continue to be owned by the County but payments would be made to the taxing bodies. Mr. DeHaas stated originally no one suggested those payments be anything other than what the taxes would be based on the assessed value. He added now that amount is apparently objectionable by CST, we are trying to work out another amount that will be agreeable to the taxing bodies. Mr. DeHaas stated he feels the taxing bodies should be willing to take a lesser amount because they have not been getting any tax revenue from the property. He added unless they agree to take a lesser amount or the agreement is amended; the amount is the assessed value. Commissioner Edgreen inquired if the original agreement was agreed upon with the three taxing bodies or just the IDA and CST. Ms. Bloom replied the IDA and CST. Commissioner Edgreen stated if that is the case why can't it just be amended and Mr. Hook replied due to third party beneficiaries. Mr. Scull stated the IDA and CST signed the agreement and the 2023 amounts can't be adjusted but there is no reason to not adjust moving forward. Mr. Bokar asked if it is possible to remove the pay in lieu from the agreement and add that CST will pay an amount to the IDA and the IDA disburse as they see fit. Mr.

Hook replied that the only thing that can be done is an amendment. Ms. Bloom confirmed that Mr. DeHaas will draft a letter to explain the process. Mr. DeHass stated he will draft once he returns to the office. Mr. Bokar stated that within in the agreement it gives CST the right to do these things and they were unaware that the property was valued at \$700,000. Mr. Scull stated the IDA wants to see this succeed and are willing to work with CST to find a solution. Mr. Bokar stated on another note is they acquired the Gabler building in Carmichaels and are going to renovate it and will bring 15-20 jobs to Greene County. He added the plan is to bring back all their tech jobs to Greene County.

IX. Old Business

a. Strategy Solutions

Mr. Scull stated no meetings has occurred and he replied to Strategy informing them that the Board cannot proceed until further internal discussions have been had regarding the next steps.

b. Airport Property

Ms. Bloom stated they have a year to complete the permitting phase.

X. Public Comment

XI. Executive Session

Mr. Hook requested a motion to enter into Executive Session at 9:50 AM.

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

Mr. Hook requested a motion to come out of Executive Session at 10:40 AM.

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

XII. Next Meeting – September 10, 2024

XIII. Adjournment

Mr. Hook requested a motion to adjourn the meeting at 10:42 AM.

*Motion to approve- Ms. Semonick
Second- Mr. Scull
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 September 10, 2024.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority