

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes September 10, 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, Member*

*Ernie DeHaas, Solicitor*

*Connie Bloom, Director*

*Mary Kramer, PC&D Coordinator*

*Betsy McClure, Commissioner*

*Blair Zimmerman, Commissioner*

*Jared Edgreen, Commissioner*

#### **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 – August 13, 2024

*Mr. Hook requested a motion to approve the August 13, 2024 Meeting Minutes.*

*Motion to approve- Ms. Semonick*

*Second- Mr. Scull*

*All in favor.*

### IV. Treasurers Report

- a. **Balance Sheet** as of August 31, 2024
- b. **Profit & Loss** as of August 31, 2024
- c. **Deposit Detail** as of August 31, 2024
- d. **Assessment Grant Summary** as of August 31, 2024
- e. **Cleanup Grant Summary** as of August 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. Ms. Mooney asked Ms. Bloom to refresh her memory regarding the deposit from the USDA for MR Structures. Ms. Bloom stated the IDA received a USDA grant for around \$99,000 and any loan that was approved the USDA would fund 50% and due to the grant amount and the loans approved that was the remaining balance of the grant funding to draw down. Mr. Hook asked if the USDA has stopped the program and Ms. Bloom stated not that she is aware of but the application is not currently open. Ms. Bloom stated with the balance in the account there is enough funding for a couple loans. She added that she did receive a loan application, however, it was incomplete and she*

anticipates having it next month for the Board to review. Ms. Mooney asked about the funding requested for the grant and Ms. Bloom stated we can request whatever we feel we can approve in twelve months. She added that is difficult to determine since it is hard to know how many applications will be received at any given time. Ms. Mooney asked if the Board should take action to apply for the loan program through the USDA if the application would open in the fall. Mr. Hook asked Mr. DeHaas if the Board does in fact need to approve applying. Mr. DeHaas indicated it is better if the Board does so that there is support for the application. Mr. Hook stated he would like to ask the USDA for \$100,000 since we typically approve at least two loans a year. Mr. Fox asked how long it takes to process and Ms. Bloom stated months. Ms. Bloom mentioned we previously applied for \$150,000 and was awarded \$99,483. Ms. Scull suggested applying for \$150,000.

Mr. Hook requested a motion to approve applying for the USDA RBDG program when it opens in the amount of \$150,000.

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

Mr. Hook requested a motion to approve the Treasurer's Report.

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

## V. Deposits

### Revolving Loan Payments

- a. 8/1/24 - **\$321.88**
  - i. Pizza Italia
- b. 8/6/24 - **\$321.75**
  - i. 7 Vending Solutions
- c. 8/6/24 - **\$299.25**
  - i. LK Cafe
- d. 8/14/24 - **\$350.00**
  - i. Greene County Land Development
- e. 8/16/24 - **\$308.28**
  - i. Morning Rush
- f. 8/16/24 - **\$600.00**
  - i. Mankind Gentleman's Cuts (July 24 & Aug 24)
- g. 8/16/24 - **\$299.25**
  - i. JCNH Rentals
- h. 8/21/24 - **\$12,483.00**
  - i. USDA – MR Structures
- i. 8/27/24 – **\$742.47**
  - i. Hydraulic Solutions #2
- j. 8/28/24 - **\$300.00**
  - i. Blessed Valley Lodging
- k. 8/29/24 - **\$299.25**
  - i. 7 One Eight Design Build
- l. 8/29/24 - **\$303.51**
  - i. Sweet Baby's at Rising Creek

**SIP**

- a. 8/14/24 - **\$455.47**
  - i. Boondock Sales

**General Account**

- a. 8/23/24 - **\$10,000**
  - i. NJR
    - 1. Lease Option Payment

**EPA Assessment Grant**

- a. 8/13/24 - **\$10,242.50**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

- a. 8/13/24 - **\$6,195.00**
  - i. ASAP Draw Down
    - 1. AMO

*Ms. Bloom reviewed the August 2024 deposits. Ms. Bloom indicated Boondocks is making payments on time with no issues. She stated NJR made their final lease payment with the current option agreement in the amount of \$10,000. Mr. Hook inquired if there has been any indication as to when NJR would start and Ms. Bloom replied not yet. Mr. Fox asked if there were any loans in arrears and Ms. Bloom indicated Pennsylvtucky Precision and Pizza Italia. Mr. Hook requested the loan balances for those and Ms. Bloom replied Pennsylvtucky Precision is \$41,885 and Pizza Italia is \$21,000.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, - **\$150.00**
  - ii. General Services
- b. Liberty Mutual - **\$470.00**
  - i. Bond

**RLF Account**

None

**SIP Account**

None

**EPA Assessment Grant Account**

- a. AMO - **\$2,121.66**
  - i. EPA Region III Success Story Coordination
  - ii. 175 School Drive Phase II ESA Field Activities

**EPA Cleanup Grant Account**

- a. AMO - **\$9,342.50**
  - i. PADEP Act 2 Final Report
  - ii. EPA Closing Report

*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 asked what the IDA Bond is for and Ms. Bloom stated it is a insurance bond. Mr. DeHaas clarified that it is a surety bond.*

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

*Motion to approve- Ms. Mooney*

*Second- Mr. Fox*

*All in favor.*

## VII. Brownfields Initiative

- a. Assessment Grant
  - i. Phase II ESA 175 School Drive
  - ii. 425 West George - EPA Region III Success Story
  - iii. New Sites
  - iv. Remaining Funding
  - v. New Application
- b. Cleanup Grant
  - i. Mather Site Act 2 Final Report
  - ii. Remaining Funding
  - iii. DCED LSA Grant

*Mr. Firely explained the sampling plan for 175 School Drive was approved for Assessment Grant. He added the investigative work is scheduled to begin October 21, 2024 and should take about a week in the field. Mr. Firely indicated that the EPA is continuing to work on the success story write up for 425 West George Street. He added the EPA requested quotes and Ms. Bloom was able to get a quote from the new owner how the grant gave him the ability to move his business and hire three additional people. Mr. Firely stated if the Board has any additional sites that they would like to have added to the list of sites for the Assessment Grant. He recommends reapplying for the Assessment Grant and tying it back to the Mather site. Mr. Firely stated he confirmed with the EPA that the grant funds could be used to remove the rail ties so the ground underneath could be assessed. He added the deadline to apply is November 14 so the Board would need to take action quickly. Mr. Hook stated he feels the Board should reapply for the grant since it is "free" money and helps out in the County. Ms. Semonick agreed. Ms. Mooney asked what the proposed cost would be for reapplying for the grant and Mr. Firely he will get it to the Board. Ms. Bloom stated the cost of preparing the grant will not be the same as it was previously due to some of the information was in the current grant and Mr. Firely confirmed that a lot of the information can be recycled. Mr. Scull asked if there was an estimated cost associated with the writing of the grant and Mr. Firely stated \$6,000. Ms. Bloom explained the current Assessment Grant proposal for writing the grant was \$12,000.*

*Mr. Hook requested a motion to approve to reapply for the Assessment Grant.*

*Motion to approve- Ms. Semonick*

*Second- Mr. Fox*

*All in favor.*

*Mr. Firely explained the Act II final report is completed and needs to be submitted. He added he will be working with Ms. Bloom to get the notice of intent ad to run in the newspaper next week then the report can be submitted. Mr. Firely stated the remaining grant funding will be used for the work Ms. Bloom has done on the grant. He discussed a new grant program through the Local Share Account, which is funded by gambling, is usually only available in counties that have race tracks and such but this time has been opened up to the entire State. He added it is for \$1M with no match and he confirmed that this grant funding could be used to remove rail ties. Ms. Bloom stated she needs to verify that the County is not submitting an application because the IDA would not want to compete. Ms. Bloom indicated the information on the LSA Grant was included in the Board's packet. Mr. Fox asked if there is a plan for the Mather site and Ms. Bloom explained where the rail ties are located has more options than the gob pile. Mr. Scull indicated there is no plan, however, there is potential due to the proximity of the rail system. Mr. Fox has a concern that we are spending a lot of money on a property that may not be useful. Mr. Scull stated he feels that this project needs to be completed especially if the grant money is available.*

## VIII. New Business

### a. PRA Project Request Spreadsheet

*Ms. Bloom stated an updated spreadsheet has been provided to the Board. She explained red indicated projects that are dead, yellow are on hold or not moving forward and the others are ones that are currently open. Ms. Bloom added that we were receiving one to two a week but it has been silent for a while. Ms. Mooney suggested confirming Ms. Bloom's email did not get dropped from the distribution list. Mr. Scull stated he feels the spreadsheet is useful and he was able to determine the size and attributes if the IDA was to build a spec building.*

### b. Mather Gateway

#### i. NJR

*Ms. Bloom stated this was discussed during deposits.*

#### ii. CST Bi-Monthly update

*Ms. Bloom explained the email she received from Mr. Bokar stating there were no update since the meeting he attended. Mr. DeHaas added there are two issues for the Board to consider. He added the Board needs to decide if they will accept the proposal that the payments-in-lieu of taxes be based on a total assessed value of \$75,000 for the two tracts. Mr. DeHaas explained he analyzed this as to what the fair market value that represents which is \$193,500. Mr. DeHaas stated the first decision is if the Board agrees that the payments in lieu of taxes be paid on that assessed value. He added the second decision would be when does it become effective. Mr. DeHaas reminded the Board the original agreement stated the payments would be paid for the County and Township on calendar year and School District on a fiscal year. He added if the Board would agree to the proposal would it be retroactive. Mr. DeHaas indicated he has asked CST legal counsel for the payments that were made but didn't receive a response. He added if this is not to be retroactive those payments that were to be made should be paid. Mr. DeHaas indicated the proper way to do this if the Board approves is to draft an amendment and notify the taxing bodies by stating this is what it is going to be unless you object to it. Mr. Hook asked Mr. DeHaas if a third-party beneficiary give consent to an amendment with failure to object and is it enforceable. Mr. DeHaas stated in the usual sense no but this would be considered a windfall for the taxing bodies but technically the third-party beneficiary is a party to the agreement and if the agreement is to be changed it affects them, therefore they should consent. Ms. Mooney asked Mr. DeHaas how the proposed value was calculated and Mr. DeHaas indicated Mr. Bokar looked at some adjoining properties and came up with what he thought was the proper value per acre. Mr. DeHaas continued to explain that the Common Level Ratio for Greene County is currently 2.58 and when you take that amount times the proposed amount of \$75,000 it gave the fair market value of \$193,500. Mr. Hook stated the current assessed value is astronomical. Ms. Bloom stated the current assessed value for one parcel is \$629,320 and the other parcel is \$23,230. She continued the amount owed for 2023 for the Township was \$321.81 and he paid \$326.59 which is an overage of \$4.78; for the County he owed \$965.79 and he paid \$981.54 which is an overage of \$15.75; for the School District he owed \$11,216.75 and he paid \$2,827.65 therefor he still owes \$8,389.10. Ms. Bloom explained those payments were to be made by year end 2023 and he did not make payment until February 2024. Mr. Scull asked if we were ever given an explanation as to why the difference and Ms. Bloom replied Mr. Bokar indicated he thought he needed to pro-rate the amounts. Ms. Mooney stated she feels the owner providing a value of their property is a slippery slope and she would support a formula or thought process on how we are going to calculate. She added she*

would not support the changes be retroactive to 2023 but would have the changes go back to January 2024. Ms. Bloom stated during the last IDA Board meeting the amounts for 2023 are not going to change and that is what is owed. Mr. Hook agreed with Ms. Mooney that he does not want to make it retroactive but effective on the date of the amendment. Mr. DeHaas suggested the County's Assessment Office look at the property and informally give their opinion of the assessed value if it were on the tax rolls. He added if he ultimately purchases this property that is what will have to be done. Ms. Bloom is to contact the Assessment Office and get per acre information and get to Mr. DeHaas. Mr. Scull asked for clarification on the adjustments being retroactive. Ms. Bloom confirmed the 2023 payments are not retroactive, but the 2024 payments that are due by December 2024 could be adjusted. Commissioner Edgreen suggested Mr. DeHaas correspond with Mr. Grimm, the County Solicitor.

**IX. Old Business**

a. Strategy Solutions

*No update.*

b. Airport Property

*Ms. Bloom stated they have a year to complete the permitting phase. No other update.*

**X. Public Comment**

**XI. Executive Session**

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

*Motion to approve- Ms. Semonick*

*Second- Mr. Scull*

*All in favor*

*Mr. Hook requested a motion to come out of Executive Session at 10:25 AM.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Scull*

*All in favor*

**XII. Next Meeting – October 8, 2024**

**XIII. Adjournment**

*Mr. Hook requested a motion to adjourn the meeting at 10:30 AM.*

*Motion to approve- Mr. Scull*

*Second- Mr. Fox*

*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 October 8, 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

