

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes October 8, 2024

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

George Scull, Vice Chairman

Greta Mooney, Secretary

Cheryl Semonick, Treasurer

Tim Fox, Member

Ernie DeHaas, Solicitor

Connie Bloom, Director

Phone:

Phil Hook, Chairman

Greg Firely, AMO Environmental Decisions

Public:

None

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

III. Approval of Minutes – September 10, 2024

Mr. Sull requested a motion to approve the September 10, 2024 Meeting Minutes.

Motion to approve- Ms. Mooney

Second- Ms. Semonick

All in favor.

IV. Treasurers Report

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

Ms. Bloom stated the reports are included in the Board packet. She added adjustments from the 2023 audit are included this month. Ms. Mooney confirmed that other than Pizza Italia and the payments from Boondocks the SIP program is closed out and Ms. Bloom replied the SIP is complete with the exception of Boondocks. Ms. Bloom explained the Pizza Italia that is still active is for a revolving loan.

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

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

V. Deposits

Revolving Loan Payments

- a. 9/5/24 - **\$299.25**
 - i. Hydraulic Solutions
- b. 9/9/24 - **\$321.75**
 - i. Vending Solutions
- c. 9/9/24 - **\$261.73**
 - i. Adam Lewis Trucking #4
- d. 9/9/24 - **\$299.25**
 - i. LK Cafe
- e. 9/16/24 - **\$308.24**
 - i. Morning Rush
- f. 9/16/24 - **\$299.25**
 - i. JCNH Rentals
- g. 9/24/24 - **\$350.00**
 - i. Greene County Land Development #3

SIP

- a. 9/16/24 - **\$455.47**
 - i. Boondock Sales

General Account

None

EPA Assessment Grant

- a. 9/10/24 - **\$2,121.66**
 - i. ASAP Draw Down
 - 1. AMO

EPA Cleanup Grant

- a. 9/10/24 - **\$9,342.50**
 - i. ASAP Draw Down
 - 1. AMO

Ms. Bloom reviewed the September 2024 deposits.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, - **\$1,305.00**
 - i. General Services \$365.00
 - ii. Crucible Property \$940.00
- b. Bank-A-Count - **\$24.60**
 - i. Coupon Payment Books – MR Structures

RLF Account

None

SIP Account

None

EPA Assessment Grant Account

- a. GCIDA - **\$6,121.44**
 - i. Admin Draw 9/2022-7/2024
- b. AMO - **\$7,657.50**
 - i. EPA Region III Success Story Coordination
 - ii. 175 School Drive Phase II ESA field activities

EPA Cleanup Grant Account

- a. GCIDA - **\$6,527.28**
 - i. Admin Draw 9/2022-7/2024

- b. AMO - **\$7,920.03**
 - i. PADEP Act 2 Final Report
 - ii. PADEP 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. Scull requested a motion to approve the checks for payment.

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

VII. Brownfields Initiative

- a. Assessment Grant
 - i. AMO Proposal - ratify
 - ii. Phase II ESA 175 School Drive
 - 1. Field Work Scheduled 10/21/24
 - iii. 425 West George – EPA Region III Success Story
 - iv. New Sites
 - v. Remaining Funding
- b. Cleanup Grant
 - i. Mather Site Act 2 Final Report
 - ii. Remaining Funding
 - iii. Potential Grant
 - 1. PA Sites

Mr. Firely discussed the Assessment Grant. He stated applying for the next round of grant funding is moving forward. Mr. Firely added he has already received the letter from the DEP in support of the application. He explained the Phase II work for 175 School Drive is scheduled for the week of October 21st and should be completed in one week. Mr. Firely stated the success story for 425 West George Street is being finalized and should be coming out next month. He added new sites are still being sought as well as additional funding. Ms. Bloom explained Commissioner Edgreen spoke with Community Bank about their ongoing construction and they found underground storage tanks that were not expected. He had mentioned the Assessment Grant and Ms. Bloom stated she would speak with Mr. Firely. Ms. Bloom mentioned after speaking with Mr. Firely, the Assessment Grant is not able to be retroactive. Mr. Firely added if the Board would approve then Community Bank would have to stop all work and go through the process which could take a couple of months. Ms. Bloom stated according to Community Bank the project was almost completed. Ms. Bloom indicated the grant writing proposal from AMO needs to be ratified.

Mr. Scull requested a motion to ratify the approval of the grant writing proposal from AMO as per the Poll of the Board via email.

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

Mr. Firely stated the Mather site report was submitted to DEP and followed up with the case manager. He added the case manager requested a site visit and it is scheduled for October 23rd which is the same week they will be on site for

School Drive. Mr. Firely explained the remaining funding available will be for the EPA reporting requirement to close out the grant and summarize the work completed. Mr. Firely mentioned the PA Sites Grant as an option to continue cleaning up the rail ties. He added he needs to get clarification on the matching portion of the grant and is going to inquire if the previous work completed could be used for the matching requirement.

VIII. New Business

- a. PRA Project Request
 - i. Email Confirmation

Ms. Bloom reported she contacted the PRA and confirmed her email is still on the distribution list and that there has not been any recent activity.

- b. Mather Gateway
 - i. NJR

Ms. Bloom stated emails have been sent to the Board, however, we did not get a decision. She added we need to have a final decision and get that back to NJR. Ms. Bloom explained Mr. Hook proposed \$10,000, \$15,000 and \$20,000 and Mr. Scull proposed \$15,000, \$15,000 and \$20,000. Mr. Hook stated he feels the money is more important to the IDA than NJR and the money in the third years may incentivize them. Mr. Hook indicated he feels \$15,000, \$20,000 and \$25,000 is fair. Mr. DeHaas stated he feels Mr. Hook is correct and that NJR will not walk away for \$5,000.

Mr. Scull requested a motion to propose the new Option Agreement amounts to \$15,000, \$20,000 and \$25,000.

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

- c. Cypher & Cypher Audit

Ms. Bloom stated a copy of the completed audit report is included in the Board packet today. She added the audit has been completed for a while now, but they haven't indicated that they would like to present it as they have done in the past. Ms. Bloom explained all the adjusting journal entries have been entered, the 2023 audit report has been published in the newspaper and the DCED reporting has been completed. Mr. Scull mentioned he feels Cypher & Cypher does a good job but more importantly, Connie Bloom does a great job and it shows where the issues we had when she started have been fixed and are behind us. Ms. Bloom discussed the comment on the management letter regarding the Strategic Impact Program and the original loan documents not reflecting the number of hours worked to establish a full-time employee. She stated this was different for each recipient and it was up to the business as to what they consider full-time. Ms. Mooney stated it was a flawed system and Mr. Scull agreed. Mr. Scull added it was handled as could be expected. Mr. Fox asked how many were not in compliance for this program and Ms. Bloom indicated there were two. She listed them as Boondock Sales and he is currently paying this back and MRIE, who has paid back the entire amount. Mr. Fox stated that none of the issues outlined in the report for the SIP Program reflect the administration of the program. Mr. Scull added it was through new leadership that it all came to the forefront.

Mr. Scull requested a motion to accept the 2023 Cypher and Cypher Audit.

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

d. CST Amendment

Ms. Bloom stated we are getting to the end of the year and if no agreement is reached, we will be in the same situation as we had last year. Mr. DeHaas reminded the Board that the agreement provided that during the term of the option CST would make payments to the three taxing bodies equal to the real estate taxes based on the current assessed value. He added once CST realized what that meant in terms of taxes he questioned it. Mr. DeHaas indicated it made sense to him to adjust it by having the Assessment Office look at the property but they are not willing to do it since the County owns the property. He added CST proposed using an assess value of \$75,000 and that would come to just under \$800 per acre and the amount paid would roughly be 11% of the current assessment. Mr. DeHaas stated if the Board agrees to the lowest per acre comparable that was provided it would be \$2,800 per acre and would result in payments of roughly 40% of the current assessment. He added if this is done through an amendment, he would like to add whatever the Board agrees to is not binding on the County once he owns the property. Ms. Mooney stated he would still have to go through a reassessment and Mr. DeHaas confirmed. Ms. Mooney added she feels \$800 is too low and the amount should be between \$1,500 and \$2,800 and she understand that may not be where they end up after the assessment appeals, but feels that range is a fair value. Ms. Mooney would like to establish an amount and move on. Mr. Hook agrees with \$2,800 and it is important that there is a fair and reasonable criteria that the Board used to determine that amount. Mr. Scull stated he feels the argument CST will have is that the comparable property is developed. Mr. DeHaas informed Mr. Scull the values he used were just for the land. Mr. DeHaas mentioned if the Board makes a change to the agreement each of the taxing bodies should be notified and unless they object, the amount is what the Board approves.

Mr. Scull requested a motion to approve an amendment to the CST agreement regarding the pay-in-lieu of taxes to reflect \$2,800 per acre or approximately 40%.

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

IX. Old Business

a. Strategy Solutions

No update. Per Mr. Scull remove from the agenda.

- b. Airport Property
 - i. Technical Review Letter

Ms. Bloom stated a letter was sent from Conservation to the developer on some items that needed to be corrected. She added according to the letter they have thirty days to correct those items. Ms. Bloom indicated she reached out to the developer per the Commissioners to see if they County could be of any assistance to help move permits forward.

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – November 12, 2024

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:00 AM.

Motion to approve- Ms. Mooney

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 November 12, 2024.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority