

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes November 12, 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*

*Connie Bloom, Director*

**Phone:**

*Ernie DeHaas, Solicitor*

*Greg Firely, AMO Environmental Decisions*

**Public:**

*David & Cheryl Browne, DILLIGAF Brewery*

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

### III. Approval of Minutes – October 8, 2024

*Mr. Hook requested a motion to approve the October 8, 2024 Meeting Minutes.*

*Motion to approve- Ms. Semonick*

*Second- Mr. Scull*

*All in favor.*

### IV. Treasurers Report

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

*Ms. Bloom stated the reports are included in the Board packet. Mr. Hook asked the Board if they had any questions or comments and there were none.*

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

*Motion to approve- Ms. Mooney*

*Second- Mr. Scull*

*All in favor.*

**V. Deposits**

- a. 10/1/24 - **\$742.47**
  - i. Hydraulic Solutions #2 (Nov 24)
- b. 10/1/24 - **\$300.00**
  - i. Blessed Valley Lodging
- c. 10/1/24 - **\$299.25**
  - i. 7 One Eight Design Build
- d. 10/7/24 - **\$299.25**
  - i. LK Cafe
- e. 10/7/24 - **\$299.25**
  - i. Hydraulic Solutions #1
- f. 10/7/24 - **\$586.52**
  - i. Sweet Baby's at Rising Creek (Oct 24 & Nov 24)
- g. 10/7/24 - **\$321.75**
  - i. Vending Solutions
- h. 10/7/24 - **\$261.73**
  - i. Adam Lewis Trucking #4
- i. 10/10/24 - **\$299.25**
  - i. MR Structures
- j. 10/18/24 - **\$742.47**
  - i. Hydraulic Solutions #2 (Dec 24)
- k. 10/18/24 - **\$300.00**
  - i. Mankind Gentleman's Cuts (Sept 24)
- l. 10/24/24 - **\$1334.25**
  - i. JCNH Rentals - \$299.25
  - ii. Morning Rush - \$310.00
  - iii. Greene County Land Development #3 - \$725.00 (Oct 24 & Nov 24)
- m. 10/31/24 - **\$643.76**
  - i. Pizza Italia (Aug 22 & Sept 22)
- n. 10/31/24 - **\$300.00**
  - i. Blessed Valley Lodging
- o. 10/31/24 - **\$299.25**
  - i. 7 One Eight Design Build (Nov 24)

**SIP**

- a. 10/18/24 - **\$455.47**
  - i. Boondock Sales

**General Account**

- a. 10/7/24 - **\$50.00**
  - i. DILLIGAF Brewing RLF App Fee
- b. 10/18/24 - **\$50.00**
  - i. Adam Lewis Trucking #5 RLF App Fee
- c. 10/18/24 - **\$6,121.44**
  - i. EPA Cleanup Grant Admin Draw
    - 1. September 2022 through August 2024
- d. 10/18/24 - **\$6,527.28**
  - i. EPA Assessment Grant Admin Draw
    - 1. September 2022 through August 2024

**EPA Assessment Grant**

- a. 10/8/24 - **\$6,121.44**
  - i. ASAP Draw Down
    - 1. Admin 9/2022-8/2024
- b. 10/8/24 - **\$7,657.50**
  - i. ASAP Draw Down
    - 1. AMO

**EPA Cleanup Grant**

- a. 10/8/24 - **\$6,527.28**
  - i. ASAP Draw Down
    - 1. Admin 9/2022-8/2024
- b. 10/8/24 - **\$7,920.03**
  - i. ASAP Draw Down
    - 1. AMO

*Ms. Bloom reviewed the October 2024 deposits. She mentioned that Pizza Italia made two payments. Ms. Bloom explained Pennsylvucky Precision is behind however, they came in and made two payments and indicated they would be in next week to get current. Ms. Bloom reviewed the deposits for SIP, General Account, EPA Cleanup and Assessment Grants. Ms. Mooney inquired if additional funds for admin is anticipated to be drawn down for November and December. Ms. Bloom replied for the Cleanup Grant is finalized and closed out in the near future. She added the Assessment Grant still has funding.*

**VI. Approval of Checks for Payment**

**General Account**

- b. DeHaas Law, LLC, - **\$895.00**
  - i. General Services \$425.00
  - ii. Crucible Property - \$470.00
- c. Hargus Creek Designs - **\$6.00**
  - i. IDA Signage
- d. County of Greene - **\$6,527.28**
  - i. Cleanup Grant Admin 9/2022-8/2024
- e. County of Greene - **\$6,121.44**
  - i. Assessment Grant Admin 9/2022-8/2024
- f. Observer Reporter - **\$167.14**
  - i. 2023 Audit Report
- g. Cypher & Cypher - **\$7,188.42**
  - i. 2023 Audit
- h. AMO - **\$4,650.00**
  - i. EPA Assessment Grant Writing

**RLF Account**

None

**SIP Account**

None

**EPA Assessment Grant Account**

- a. AMO - **\$45,560.68**
  - i. 175 School Drive Phase II ESA
    - a. Data Evaluation
    - b. Site Owner Coordination
  - ii. EPA Reporting
  - iii. Annual EPA FFR & MBE/WBE Reporting
  - iv. US ACRES Update

**EPA Cleanup Grant Account**

- a. Observer Reporter - **\$92.10**
  - i. Mather Final Report Notification
- b. AMO - **\$5,933.37**
  - i. Mather Site Final Report
  - ii. PADEP Coordination
  - iii. PADEP Site Visit
  - iv. EPA Reporting & Coordination
  - v. Annual FFR & MBE/WBE Reporting
  - vi. US ACRES Update

*Ms. Bloom reviewed the checks for payment for the Board and indicated these invoices were included in the email for the Board's review. She explained the Hargus Creek Design check is for the sign on the IDA Office door. Ms. Bloom added the previous sign had the IDC's logo and needed to be replaced. Ms. Bloom discussed the two checks for the County of Greene are the admin checks that were drawn down from the Assessment Grant and Cleanup Grant.*

*Mr. Hook 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. Phase II ESA 175 School Drive Completed
  - ii. New Sites
  - iii. New Application
- b. Cleanup Grant
  - i. Mather Site Act 2 Final Report
  - ii. Remaining Funding
  - iii. PADEP Site Visit

*Mr. Firely discussed the Assessment Grant. He added the field activities have been completed for 175 School Drive and there were no exceedances for the non-residential standards for the DEP. Mr. Firely explained there were four or five light exceedances for the residential standards for arsenic, but the site looks to be in good shape. He added there was one anomaly which may or may not be an underground tank. Mr. Firely stated the grant is still open to add new sites and the grant should be finalized around the middle of next year. He added the new grant application has been uploaded and submitted by Ms. Bloom to the EPA.*

Mr. Firely reported the Act II report for the Mather site has been approved by the DEP with no comments. He added the Act II Release of Liability is done with the background standards for the arsenic that was identified across the entire site. Mr. Firely mentioned the new DEP case manager came out for a site visit. He added he will prepare to close out the grant.

Ms. Mooney asked when we will hear about the awards for the assessment grant and Mr. Firely replied around June. Ms. Bloom asked if there will be a final invoice for the grant writing and Mr. Firely confirmed there will be one next month.

## VIII. New Business

- a. Mather Gateway
  - i. NJR

Mr. DeHaas stated he hasn't heard anything since the last exchange of emails and neither had Ms. Bloom. Mr. DeHaas stated we are in the last year of the option agreement and NJR is aware of what the Authority proposed for each of the additional years. Ms. Bloom asked if she should reach out and Mr. Hook recommended she not contact them, but let them look at their budget. Ms. Mooney asked when the current option expires and Mr. DeHaas indicated September 2025.

Ms. Semonick stated there is a concern with the proposed solar ordinance in the township and Ms. Bloom replied a conversation was had that indicated that the NJR project was in the process prior to any ordinance discussion and the Township was aware from the beginning. Mr. Hook indicated that it could be an exemption. Mr. Scull stated the main concern is setback as well as a noise requirement. Mr. Hook asked if the ordinance is targeted directly at solar fields and Ms. Semonick stated it is for solar as well as pet cemeteries. Mr. Fox inquired if Morgan Township is the only township that is adopting a solar ordinance and Mr. Scull replied no, Cumberland and Washington Townships. Ms. Mooney asked Ms. Bloom to request a copy of the ordinance.

- b. CST
  - i. Amendment

Mr. DeHaas stated he has not heard anything additional. He added he has forwarded all correspondence received to the Board. Mr. DeHaas reached out to CST's attorney again at the end of the week but didn't get a reply. Ms. Bloom offered to reach out to Mr. Bokat. Mr. Hook stated CST is asking for our help and to let them reach out to the Board. Ms. Bloom mentioned we are coming to the end of the year and are going to be back in the same situation. Mr. Scull stated he feels Ms. Bloom should reach out. Ms. Mooney clarified that Ms. Bloom is to contact Mr. Bokat and make him aware his attorney has all the information and a decision needs to be made prior to the end of the year.

- ii. Bi-Monthly update

Ms. Bloom explained the email she received from Mr. Bokat has been provided to the Board. Mr. Scull stated the update is really no update. He added there is no information on who CST has spoken with or plans to speak with or how these items will be resolved. Ms. Mooney mentioned Mr. Bokat is not asking for the Board's assistance and Ms. Bloom confirmed.

c. Business Expansion

*Ms. Bloom stated this agenda item was requested to be added during the last meeting. Mr. Fox explained he forwarded the "job description" to President Lee at Waynesburg University for his input. He added President Lee thought this was a good opportunity for the University. Mr. Fox would like to get a meeting scheduled. Mr. Hook asked Ms. Bloom if the County has or is working on a workforce study and she replied they are currently working on one.*

d. 2025 Board Meeting Dates

*Ms. Bloom stated the tentative 2025 meeting dates are in the Board packet. She added there is only one meeting that has a conflict and it is the November meeting. Ms. Bloom explained Veteran's Day is 11/11 and it falls on the second Tuesday. She added it is up to the Board if the meeting is scheduled for Wednesday 11/12 or the following Tuesday 11/18. Ms. Mooney stated she recommends keeping it on Tuesday.*

*Mr. Hook requested a motion to approve the 2025 GCIDA Board Meeting dates with the November meeting being held on Tuesday the 18<sup>th</sup>.*

*Motion to approve- Mr. Scull*

*Second- Mr. Fox*

*All in favor.*

e. RLF

i. DILLIGAF Brewing

*Ms. Bloom stated included in the Board's packet is the financial review packet for DILLIGAF Brewing. She added Mr. & Mrs. Brown are in attendance. Ms. Bloom stated they are requesting a \$50,000 loan for equipment and real estate. She added they purchased the old Bobtown Market and plan to use buildings and equipment as collateral. Mr. Scull stated he would like to hear more about the Business Plan. Mr. Browne stated they are not open yet but they are hoping to open in the next few months. Mrs. Browne explained initially the plan was to just open a brewery but with their license they can also sell wine and spirits. She added the plan is to also bring in food trucks twice a week since there is nothing in the area. Mrs. Browne explained on the days they don't have food trucks they plan to make panini's, quesadillas and other small easy food. She mentioned there are no other breweries in Greene County at this time. Mrs. Browne stated they have spoken with people from the community and have received overwhelming support. She added they have a little under an acre and the outdoor area is permitted for alcohol. Mrs. Browne stated there was an old hair salon located in a trailer and the entire thing has been gutted and the plan is to use it as an outdoor seating area and stage for entertainment. She mentioned an idea they had last week is to enclose a portion of the trailer and have a restaurant. Mr. Browne stated Bobtown is in need of something and he has been wanting to do this for almost twelve years and he has been brewing since 2008. Mr. Browne indicated he will have other local wines and spirits available. He discussed wanting to buy the old pizza shop next door because it has become a drug house. Mr. Browne stated they would like to work with Pekar Smokehouse for charcuterie boards. He added they want to support Greene County businesses as much as possible. Mr. Browne also stated DILLIGAF is a woman owned business. Ms. Mooney recapped that they have just*

under an acre and the building has working coolers. Mr. Browne confirmed and added they are working on the bar top currently and will move the brewing equipment in after all renovations are completed. He explained he has to get the LCB to inspect. Ms. Mooney asked if the money would be used for the brewing equipment. Mrs. Browne replied somewhat. She added they would like to acquire the building in between them and the elementary school. Mr. Browne stated that there is no water or electric and has been used as a drug house. He added it is a local eyesore and would like to use it for parking. Mr. Fox asked if they have all the brewing equipment and Mr. Browne replied yes, it is in storage. Mr. Fox asked if they have brewed in bulk before and Mr. Browne replied he has one half barrel system and three one-barrel fermenters. Mr. Hook inquired on what Mr. and Mrs. Browne did before. Mr. Browne stated he was a bridge inspector for thirty years. Mrs. Browne stated she started waitressing and bartending straight out of high school then went to work at a power plant but has always wanted to own her own bar. Mrs. Browne added in addition to the beer, wine and spirits they want to have mocktails to cater to the elderly and non-drinking clientele. Mr. Browne added they are also thinking of having a coffee shop. Mr. Scull asked if they have an estimate to demo the building. Mrs. Browne replied \$25,000-\$50,000 approximately. Mr. Hook mentioned the LCB license expires in January 2024 and Mr. Browne stated no it expires in January 2026. Ms. Bloom explained the license that was submitted with the new business plan expires in December 31, 2024. Mr. Browne stated that has to be a typo and Ms. Bloom replied it the actual copy of the license. Mr. Browne stated he will get an updated copy to the Board. Ms. Semonick asked if they are current with all the federal tax obligations and Mr. Browne replied yes. Ms. Semonick stated on the application it reflect a liability of \$10,000. Mr. Browne stated that is an error when they completed the application. Ms. Mooney stated she likes the idea and premise but the business plan needs work in her opinion. She suggests getting the updated license and reapply in January. Ms. Scull indicated he is not comfortable approving as is, but agrees that the business plan needs to be updated. Mr. Fox agreed that the application needs to be tweaked and corrected. He added he loves the idea and thinks it would be great for the County but as a Board we need to be comfortable approving the loan. Ms. Mooney inquired with the current equipment what is volume that can be produced. Mrs. Browne stated they will have to brew more often to keep up with the volume. Ms. Mooney asked if they will be able to have what they need when they are open with the current equipment. Mr. Browne stated they will offset with the other wines and spirits they plan to sell. Mrs. Browne indicated they are required to sell 50% of their product. Ms. Semonick stated the Board would like to know the marketing plan, daily revenue versus expenses, how many employees and their pay. She added the Board will want to see a list of equipment and what new equipment is anticipated. Ms. Mooney suggested reviewing the application for accuracy and getting the updated LCB license.

Item has been tabled.

## **IX. Old Business**

### **a. Airport Property**

Ms. Bloom stated the developer is still in permitting phase.

b. PRA Project Spreadsheet

- i. Beacon
- ii. Flash
- iii. Red
- iv. Scrap
- v. Zeus

*Ms. Bloom explained she provided the projects that has been received since the last meeting. Ms. Mooney stated one of the requests that was sent out wanted to be located near a university. Ms. Bloom stated three properties were submitted.*

**X. Public Comment**

*None*

**XI. Executive Session**

*Mr. Hook requested a motion to enter into Executive Session at 10:00 AM.*

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

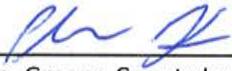
**XIII. Adjournment**

*Mr. Scull requested a motion to adjourn the meeting at 10:26 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 December 10, 2024.



\_\_\_\_\_  
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

