

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes December 10, 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

Blair Zimmerman, Commissioner

Jared Edgreen, Commissioner

Betsy McClure, Commissioner

Phone:

Greg Firely, AMO Environmental Decisions

Public:

David & Cheryl Browne, DILLIGAF Brewery

Brain Gansor, Dunkard Twp Supervisor

Rodger Franks, Dunkard Twp Supervisor

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

III. Approval of Minutes – November 12, 2024

Mr. Scull requested a motion to approve the November 12, 2024 Meeting Minutes.

Motion to approve- Ms. Semonick

Second- Mr. Fox

All in favor.

IV. Treasurers Report

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

Ms. Bloom stated the reports are included in the Board packet. Ms. Bloom stated that there is nothing out of the ordinary within the reports and asked the Board if they had any questions. There were none.

Mr. Scull 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. 11/4/24 - **\$600.00**
 - i. Pennsylvtucky Precision (July 24 & Aug 24)
- b. 11/4/24 - **\$299.25**
 - i. LK Cafe
- c. 11/8/24 - **\$321.75**
 - i. Vending Solutions
- d. 11/13/24 - **\$299.25**
 - i. MR Structures
- e. 11/21/24 - **\$299.25**
 - i. JCNH Rentals
- f. 11/21/24 - **\$299.25**
 - i. Hydraulic Solutions #1 (June 25)
- g. 11/21/24 - **\$742.47**
 - i. Hydraulic Solutions #2 (Jan 25)
- h. 11/21/24 - **\$600.00**
 - i. Mankind Gentleman's Cuts (Oct 24 & Nov 24)
- i. 11/21/24 - **\$310.00**
 - i. Morning Rush
- j. 11/21/24 - **\$261.73**
 - i. Adam Lewis Trucking #4

SIP

- a. 11/21/24 - **\$455.47**
 - i. Boondock Sales

General Account

None

EPA Assessment Grant

- a. 11/12/24 - **\$45,560.68**
 - i. ASAP Draw Down
 - 1. AMO

EPA Cleanup Grant

- a. 11/12/24 - **\$92.10**
 - i. ASAP Draw Down
 - 1. Observer Reporter
- b. 11/12/24 - **\$5,933.37**
 - i. ASAP Draw Down
 - 1. AMO

Ms. Bloom reviewed the November 2024 deposits. She mentioned that the SIP repayments have been consistent.

VI. Approval of Checks for Payment

General Account

- b. DeHaas Law, LLC, - **\$430.00**
 - i. General Services \$265.00
 - ii. Crucible Property - \$165.00
- c. Cincinnati Casualty Insurance - **\$1,285.00** (ratify)
 - i. November 24- November 25 policy
- d. Connie Bloom - **\$16.08**

- i. Expense report 8/2-11/26/24
- e. AMO Environmental Decisions - **\$1,550.00**
 - i. Assessment Grant Writing

RLF Account

None

SIP Account

None

EPA Assessment Grant Account

- a. Connie Bloom - **\$335.01**
 - i. Supplies
- b. AMO - **\$13,034.47**
 - i. 175 School Drive Phase II ESA
 - a. Data Analysis & Reporting
 - b. Field Sampling Plan Addendum
 - c. Budget Modification

EPA Cleanup Grant Account

- a. AMO - **\$6,846.36**
 - i. Grant Closeout Reporting

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 Cincinnati Insurance invoice was due December 2nd so she had to get it signed prior to the meeting and it needs to be ratified. Ms. Bloom indicated the AMO invoice is the final invoice for the grant writing services on the new Assessment Grant application.

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

Motion to approve- Mr. Fox

Second- Ms. Semonick

All in favor.

VII. Brownfields Initiative

- a. Assessment Grant
 - i. 175 School Drive Field Sampling Plan Addendum
 - 1. Potential UST Assessment
 - ii. Coal Mine Redevelopment – GIE Holdings
 - iii. Grant Closeout
 - iv. New Application
- b. Cleanup Grant
 - i. Grant Closeout
 - ii. Additional Funding Sources

Mr. Firely discussed the Assessment Grant work completed at 175 School Drive. He added an anomaly was identified which appears to be an underground storage tank. Mr. Firely stated an addendum was submitted to the EPA for the evaluation of the tank and it was approved. He added the work will start the week of January 13th. Mr. Firely stated this should draw down the remainder of the grant funding. He explained the EPA published the success story for 425 George Street and Ms. Bloom indicated she will provide it to the Board.

Mr. Firely explained he was approached by an off-grid technology for self-contained generation of power and heat looking for abandoned coal mine lands to reclaim and create data centers. He asked the Board if they would be interested in hearing their presentation. Ms. Mooney indicated we are interested in every opportunity for growth. Ms. Bloom asked Mr. Firely if they would be willing to attend the January meeting and Mr. Firely will check. Mr. Firely stated he will send the slideshow to Ms. Bloom for distribution to the Board. Mr. Scull advised a Zoom call would be satisfactory to get things moving.

Mr. Firely indicated the Cleanup Grant reporting for closeout is being wrapped up. Mr. Firely stated DEP Harrisburg contacted him to write an article for Pittsburgh PE Quarterly on how the Mather site was able to get through Act 2 closure. Mr. Firely added he is constantly looking for additional sources of funding to continue the cleanup of the ties.

VIII. New Business

a. Extrex Carbon

Ms. Bloom indicated Extrex Carbon had reached out to Commissioner Zimmerman as well as herself and would like to come give a presentation to the Board. She added there is a slideshow included in the Board's packet. Ms. Bloom explained they were scheduled to come to the meeting today, however, one of the members had a family matter he had to deal with and will contact us to reschedule.

b. CST

i. Amendment

Mr. DeHaas stated the amount of \$1,299 per acre is equivalent to amount per acre of the former Nemaquin Mine property as a point of reference. Mr. Fox asked for clarification on when the payments are due. Mr. DeHaas stated the amendment is set up that the past due amounts are due immediately and the current amounts are due December 15th. He added he had the letters drafted to the taxing bodies in October notifying them of what the Board intended to do and now he may need to push that December 15th date back a week to be able to notify them.

Mr. Scull requested a motion to alter the value amount the Pay In Lieu of taxes will be calculated off of to \$1,299/acre.

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

c. Business Expansion

Mr. Fox indicated he spoke with President Lee from Waynesburg University today and they are requesting a small payment to get students involved to get the data we have requested. Mr. Fox stated that amount is \$1,000 and would be split among the students working to provide the data. Mr. Scull stated he doesn't have an issue with the \$1,000, we need the data. Ms. Semonick and Ms. Mooney agreed.

Mr. Scull requested a motion to make a payment of \$1,000 to Waynesburg University for the collaboration of data collection for business analysis.

Motion to approve- Ms. Semonick

Second- Ms. Mooney

All in favor.

d. RLF

i. DILLIGAF Brewery

Ms. Bloom explained the Board had tabled the approval of the Revolving Loan for DILLIGAF Brewery and requested updated information as well as an updated liquor license. Ms. Bloom stated she did receive the updated liquor license. She added the other items the Board requested were a market analysis, number of employees, rates of pay, income versus expenses. Mrs. Browne stated they gathered what they feel their expenses would be to run the business, which is \$3,595 per month if they are open 18 days in a month. She added the daily revenues are anticipated to be \$2,000,- \$3,000 which shows a profit. Mrs. Browne indicated she would be employed as the manager, Mr. Browne as the brewer, they would hire two servers at \$8.00/hour plus tips and would work 28 hours per week as well as a cleaning person on staff. She stated herself and Mr. Browne would not be on the payroll. Mrs. Browne explained they plan to expand in the spring to rehab the trailer to include a kitchen. She added there is a building to the left of the property that is an eyesore and nuisance building and the current price was out of range, however, she is desperate to sell so the price has been reduced. Mrs. Browne is wanting to purchase that building as well and demolish that building. Mr. Browne mentioned the township supervisors have been very supportive. Supervisor Gansor and Supervisor Franks commented that the township is in need of growth and they have been in the township and have not heard any opposition to the brewery opening. They added there is no concern with it being next to the elementary school per the community. Ms. Mooney stated the Board appreciates the effort they made getting the Board the information they requested. She added the project is still high risk but the Board feels they would still like to assist and get the project moving. Ms. Mooney suggested a \$40,000 loan at 5% for 10 years with two requirements. She added those requirements are; the property as collateral and a statement on what the funds would be spent on. Ms. Mooney indicated that interest rate is below prime. Mr. Fox stated he agrees. Ms. Bloom stated on the application the funds would be used for equipment and real estate. She added the Board would need to know specifically. Mrs. Browne stated they need someone to come in and finish the bar, equipment for the kitchen in the trailer as well as the property for the building and the demolition. Ms. Mooney asked that the specific use of the funds be described as the paperwork is put together. Mr. DeHaas will prepare the documents.

Mr. Scull requested a motion to approve DILLIGAF Brewery's Revolving Loan in the amount of \$40,000 at 5% for 10 years.

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

ii. Adam Lewis Trucking #5

Ms. Bloom explained Adam Lewis Trucking is requesting a Revolving Loan and this would be the fifth loan he has received through the IDA. She added the loan is for a dump truck for the business. Ms. Bloom stated the current loan balance is around \$29,000 and he is current and has always been current or paid ahead. She added the collateral is the title for the dump truck. Ms. Bloom indicated the current prime interest rate is 7.75% and the Board has the ability to go 2% above

or below prime. Mr. Scull added the dump truck he is wanting to purchase is a 2007 Peterbilt. Mr. Scull stated there is strong history there. Mr. Fox asked if there is a limit on how much they can have out at one time and Ms. Bloom stated they can apply every 12 months if there is funding available.

Mr. Scull requested a motion to approve Adam Lewis Trucking #5 Revolving Loan up to \$50,000 at 5.75% for 10 years subject to the proof of the value of the dump truck.

Motion to approve- Ms. Mooney

Second- Mr. Fox

All in favor.

iii. Pennsylvtucky Precision

Ms. Bloom stated monthly she emails or send a certified letter to Mr. Rice and normally once he receives the email or letter, he brings his loan current. She added his last payment was in August 2024. Ms. Bloom explained the last letter mailed indicated this would be on the agenda so the Board could decide if they should file his default with the court. She added Mr. Rice came in and made a payment but is behind again. Ms. Mooney asked his balance and Ms. Bloom stated \$41,000. Ms. Bloom indicated this is the way this loan has been from the start. Ms. Bloom mentioned his is normally very responsive when she reaches out however, she hasn't heard from him this time. Ms. Mooney suggested giving an official letter and Mr. Scull agreed. Mr. DeHaas will draft the letter and mail.

IX. Old Business

a. Airport Property

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

b. Mather – NJR

Ms. Bloom stated the Board is waiting on a response from NJR.

c. PRA Project Spreadsheet

i. Luck

Ms. Bloom explained one project was received since the last meeting, however, no properties were submitted. She added a call came in directly to the County and it was sent out and three properties were submitted. Mr. Fox asked if there is a way to find out who the company is so the Board could meet with them. Ms. Bloom stated she will reach out to Jeremy Kelly and get the company name. Ms. Mooney would like to invite them in for a sit down.

X. Public Comment

XI. Executive Session

Mr. Scull requested a motion to enter into Executive Session at 9:01 AM.

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

Mr. Scull requested a motion to come out of Executive Session at 9:35 AM.

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

XII. Next Meeting – January 14, 2025

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:25 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 January 14, 2025.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority