Greene County Industrial Development Authority

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

GCIDA Board Meeting
Minutes
July 22, 2025

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
Tim Fox, Board, Member
Ernie DeHaas, Solicitor
Connie Bloom, Director
Betsy McClure, Commissioner
Blair Zimmerman, Commissioner

Phone:
None

Public:
Eric Harris, CST Investments

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

III. Approval of Minutes – June 10, 2025

Mr. Hook requested a motion to approve the June 10, 2025 Meeting Minutes.

Motion to approve- Mr. Hook
Second- Mr. Fox
All in favor.

IV. Treasurers Report

a. **Balance Sheet** as of June 30, 2025
b. **Profit & Loss** as of June 30, 2025
c. **Deposit Detail** as of June 30, 2025

Ms. Bloom stated the normal reports are included in the Board packet. She indicated the Assessment Grant and Cleanup Grant reports are not included because they were closed out in May.

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

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

V. Deposits

Revolving Loan Payments

a. 6/425 - **$299.25**
   i. LK Café
b. 6/4/25 - **$299.5**
   i. 7 One Eight Design Build
c. 6/4/25 - **$321.75**
   i. Vending Solutions
d. 6/12/25 - **$261.73**
   i. Adam Lewis Trucking #4
e. 6/12/25 - **$299.25**
   i. Adam Lewis Trucking #5
f. 6/12/25 - **$600.00**
   i. Mankind Gentlemen's Cuts (Apr 25 & May 25)
g. 6/12/25 - **$299.25**
   i. MR Structures
h. 6/12/25 - **$350.00**
   i. Greene County Land Development #3
i. 6/17/25 - **$742.47**
   i. Hydraulic Solutions #2 (Nov 25)
j. 6/17/25 - **$299.25**
   i. JCNH Rentals
k. 6/20/25 - **$252.41**
   i. Adam Lewis Trucking # 5 (Jul 25)
l. 6/20/25 - **$261.73**
   i. Adam Lewis Trucking #4 (Jul 25)
m. 6/23/25 – **$424.26**
   i. DILLIGAF Brewing
n. 5/14/25 - **$299.25**
   i. JCNH Rentals
o. 5/20/25 - **$742.47**
   i. Hydraulic Solutions #2 (Oct 25)
p. 5/30/25 - **$300.00**
   i. Blessed Valley Lodging
q. 5/30/25 - **$299.25**
   i. Hydraulic Solutions #1 (Apr 26)

SIP

a. 6/17/25 - **$455.47**
   i. Boondock Sales

General Account

None

EPA Assessment Grant

None

EPA Cleanup Grant

CLOSED

Ms. Bloom reviewed the May 2025 deposits. She added she will be reaching out to those who are falling behind to make sure they are aware and get caught up.

VI. Approval of Checks for Payment

General Account

a. DeHaas Law, LLC, - **$810.00**
   i. General Services - $400.00
   ii. Crucible - $410.00
b. Observer Reporter - **$ 76.02**
   i. Meeting Notice – Reschedule July 2025
c. Jacobs Excavating - **$7,500.00**
   i. Mather Property Mowing

Ms. Bloom reviewed the checks for payment for the Board and indicated these invoices were included in the email for the Board's review. Mr. Scull commented that the mowing has been beneficial for the property and being able to see and get better access to the remaining rail ties. He added they did a very good job.

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

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

VII. Brownfields Initiative

a. Assessment Grant
   i. RFQ Environmental Engineer

Ms. Bloom stated a copy of the proposed RFQ is included in the Board's packet. She added she is proposing to advertise and have committee review in August and then approve during the September Board meeting. Ms. Bloom explained she had Mr. DeHaas review the RFQ. Ms. Mooney asked where would this ad be running and Ms. Bloom replied the Observer Reporter, the IDA webpage as well as the Commissioners pages. Commissioner McClure added that Megan Phillips has a slew of media outlets that it could be advertised on. Ms. Mooney recommended sending to all of those who responded to the previously RFQ and Ms. Bloom indicated she would send the RFQ to them directly. Ms. Mooney inquired about scoring criteria and Ms. Bloom replied the scoring sheet is included.

Mr. Hook requested a motion to approve the RFQ for the environmental consultant.

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

VIII. New Business

a. Property Inventory
   i. LoopNet

Ms. Bloom explained that per the Board's instructions she contacted LoopNet to schedule a presentation for July. She added that LoopNet is like the current Greene Site Search. Ms. Bloom discussed the information on LoopNet only gets updated by the County when the information is known. Mr. Hook disagreed with that and stated that the information is updated through MLS and automatically. Ms. Bloom will send the information to Mr. Hook from LoopNet.

   ii. Greene Site Search

Ms. Bloom stated that the Board had requested the date that the current contract with Greene Site Search expires and that date is October 31, 2025.

b. PEDFA Fee Item #3 update

Ms. Bloom explained to the Board they previously approved items 1 and 2 and item 3 was tabled. Mr. Hook explained he hasn't had any further discussions regarding this. Mr. DeHaas stated that when the Board is going to sign the note and handle the loan, they need to leave themselves so leeway. He added there is more work and responsibility than sponsoring an application someone else makes to PEDFA. Mr. Hook requested there be more discussion regarding item 3.

c. CST Extension Request

Ms. Bloom introduced Eric Harris, CST's legal counsel. Mr. DeHaas reminded the Board the original agreement did provide the right to extend the option if there were applications filed for either permits or grants necessary for the reclamation were still pending. He added based on what we have learned, the majority of the site has received the necessary permit and approval of a grant and the remaining portion's application were not approved and that DEP has tied that portion to another property across the river. Mr. DeHass indicated the Board has asked for some type of communication from DEP stating that these two properties must be tied together. Mr. DeHaas explained to Mr. Harris if CST has that they need to provide it. Mr. Harris stated initially the north and the river site were applied as one application but it was denied and DEP instructed that the two sites should be spit. He continued this went back and forth and DEP decided to approve the permitting for the north site. Mr. Harris explained the river site had some reclamation done previously and they would not approve due to that. He stated DEP wants to reclaim the Hereford site across the river and the want to barge across the river onto the river site, which will cause issues. Mr. Harris stated DEP won't approve unless these two properties are tied together. He indicated these things were only stated verbally by DEP and *the only evidence CST has done this is by sending a Right of Access to the property owner of Hereford property. Mr. Harris mentioned DEP has approved the engineering and once there is access to Hereford site DEP will approve that permit which would complete the Crucible project permitting. He explained the river site is the economic development sector not the north site. Mr. Harris stated in DEP documentation it is explained once the Right of Access is signed they will complete the engineering as soon as possible and the reclamation will be completed in eighteen months, which would allow the entirety of the site to be completed. He added NSF is who is completing and submitting everything to DEP for the grant funding. Mr. Harris indicated they do not have any documentation from DEP stating they require Hereford site and the river site to be tied together. He stated they have a rejection letter on the river site which shows an application was submitted. Mr. Harris is requesting the extension on the Option Agreement so the process can be continued. Ms. Mooney asked if NSF is a third-party agency working on behalf of CST. Mr. Harris replied it is the National Streams Foundation and they are who is handling the grants. Ms. Mooney asked what the grant and permit approval dates were for the north site. Mr. Harris indicated he doesn't have that information with him. Ms. Mooney explained typically those are on a three- or five-year cycle and either the permit would need to be renewed or the work would need to be completed. Mr. Harris stated he believes Mr. Bokat provided that information in one of his previous updates. Mr. Harris mentioned due to the sites being separate the delay on the river site would not affect the north site development, but reclaiming or completing the north site doesn't help the river site. Ms. Mooney asked if there is a possibility that if the river site is not approved would CST forego the north site development and Mr. Harris replied the north site would be completed regardless. Mr. Harris stated it is grant funding so there is no reason that the reclamation would not happen and the option agreement is so that all of the projects could be completed and moving towards the economic development of both sites. He added according to NSF DEP wants the river site to be reclaimed so there is little concern that it wouldn't get approval. Mr. Fox asked if DEP is linking the river site to the Hereford site due to it being the only feasible way to reclaim the Hereford site and Mr. Harris confirmed. Mr. Harris stated he provided DEP's AMLER funding guidelines and highlighted the relevant portion. Mr. Harris explained linking these two properties is delaying the progress for the project. Ms. Mooney mentioned she appreciates the update and during the last meeting there wasn't any issue for the Board to extend the agreement if the information required was provided. She added there was discussion about a reduced rate for the extension and she requested a date for when the reclamation for the north site would get started since that funding has been awarded. Mr. Harris indicated he doesn't have that information. Commissioner Zimmerman asked who would be paying for the reclamation of the Hereford site and Mr. Harris replied DEP and grant funding. Mr. Hook asked if the river site would be developable when the reclamation is completed and Mr. Harris confirmed it would be. Mr. Harris added part of the funding is to regrade the site back to the original grade. Mr. Scull asked if CST has a clear understanding of the reclamation needed for the river site and Mr. Harris confirmed that CST is aware. Ms. Bloom asked if the river site doesn't get approved for grant funding what is the plan to move forward and Mr. Harris indicated to decide how to use the river site as it is and what reclamation CST can do. Mr. Harris added that hasn't been considered since DEP has initiated the process with the Hereford site. Mr. DeHaas stated the Board could pass a motion to extend the option and the language of the agreement is that when the approvals are obtained that is when the option ends and at that point CST would decide if they are going to exercise the option. He added when the bi-monthly reports are submitted any documentation that could be provided would be helpful for the Board to understand the status. Mr. Scull stated the Board wants this project to succeed. Mr. Fox asked without the option being exercised if CST is able to move forward and start reclamation and Mr. DeHaas confirmed. Mr. Harris explained CST would like to extend the Option for one year. Mr. Fox asked that the purchase price is and Mr. DeHaas replied $75,000. Mr. Scull stated he is ok with extending. Ms. Mooney agreed she is ok with the extension, but is concerned with consistency. She added there are other properties with extensions that are not by right and Mr. Hook agrees he wants to keep it to the letter of the contract. Mr. Hook recapped that the north site has been approved, the river site has been denied for both permits and grant funding but need to get Hereford site right of entry to move forward. Mr. Harris stated they cannot apply because DEP needs the engineering on Hereford site because the grant* *funding will be linked as one big piece. Mr. Hook stated the idea of the option extension is that you have an active application that is waiting for approval and by letter of the contract it does not seem that CST is in compliance. Mr. Harris stated he would disagree with that because CST has applied in the past but it has been rejected and per DEP instructions changed the application to include the entire property, but it was denied then separated out the properties and was again denied. He added the application is stalled due to DEP requirement for the Hereford site. Ms. Mooney stated the agreement also states once permits and grants have been obtained, CST is to exercise the option. She suggested comprising an extension to the end of the year with no consideration and then at that point CST exercises the option or an option with a fee. Mr. Hook stated he agree with Ms. Mooney's recommendation. Mr. Harris requested to extend through March 29, 2026 with no consideration which would be six months from the end of the current agreement. Mr. Harris indicated he will add all the information to keep the Board updated in the bi-monthly updates. Ms. Bloom asked if there are any DEP emails regarding the Hereford site requirement and Mr. Harris indicated that is accurate and NSF is the one who would have it. Ms. Bloom mentioned that CST provided information from NSF for this meeting so maybe they would be willing to provide those as well. Mr. Harris stated he will reach out. Mr. DeHaas explained if NSF understands the terms of the option they should be willing to put something in writing. Mr. DeHaas explained the amendment that was signed in regard to the pay-n-lieu of taxes would continue. Mr. Harris asked Mr. DeHaas to send something over confirming the approved extension.*

Mr. Scull requested a motion to approve an extension to the CST Option Agreement through March 29, 2026 with no consideration.

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

d. Cypher & Cypher Audit

Ms. Bloom stated the 2024 audit is scheduled for the week August 18, 2025.

IX. Old Business

a. NJR

Ms. Bloom indicated there is no update from NJR.

b. Mather Property

Ms. Bloom stated the mowing was completed and now the locks will be changed. She added a land owner approached the contractor and informed them they were on their property. Mr. Scull explained there used to be a fence along the back of the property which is now removed. He added there wasn't an issue and the contractor avoided that area. Ms. Bloom stated she will get the key from the contractor and change the daisy chain.

c. PRA Project
   i. Project S
   ii. Lassen
   iii. Blue Bonnet
   iv. Locksmith 2

Ms. Bloom stated the projects listed were received in June. She added there is a property owner who submits their properties regularly. Ms. Bloom discussed the meeting with the butchering facility went well. Mr. Fox had a couple of follow up questions so he reached out. He stated he followed up and asked how many jobs that would be and the answer is approximately 65. Mr. Fox indicated he feels we should be pretty aggressive with this and not sure what our next steps should be in regards to helping him located to Greene County. Ms. Bloom stated she did send out the property request for the butchering facility to the distribution list. Mr. Scull explained he made note of some properties that may be of interest and forward them. Commissioner McClure asked if the business owner has done this before and Ms. Bloom confirmed. Mr. Fox added in conversations with the butcher he feels this area is underserved and there is a demand for this service. Commissioner McClure asked if he has secured funding and Ms. Bloom replied that he did not mention funding. Commissioner McClure suggested possibly partnering with the CTC. Commissioner Zimmerman mentioned the Cree family looked into this years ago so they may be able to provide additional information.

d. Business Expansion
   i. Waynesburg University Coop
   ii. invoice

Ms. Bloom requested a copy of the invoice and Mr. Fox stated he will get it. Ms. Mooney mentioned an initial review of the information was done over the summer. She added another meeting needs to be scheduled to continue moving this along. Mr. Scull suggested scheduling a meeting and offered to secure a location. Ms. Mooney suggested August 4th or August 11th. Mr. Scull will advise once it is finalized.

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – August 12, 2025

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:13 AM.

Motion to approve- Mr. Fox
Second- Ms. Mooney
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 August 12, 2025.

Chairman, Greene County Industrial Development Authority

Vice Chairman, Greene County Industrial Development Authority

Secretary, Greene County Industrial Development Authority