

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes September 9, 2025

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

*Phil Hook, Chairman*

**Phone:**

*George Scull, Vice Chairman*

*Jason McCabe, TRIAD*

*Greta Mooney, Secretary*

*Cheryl Semonick, Treasurer*

**Public:**

*Tim Fox, Board, Member*

*None*

*Ernie DeHaas, Solicitor*

*Connie Bloom, Director*

*Jared Edgreen, Commissioner*

*Betsy McClure, Commissioner*

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

**III. Approval of Minutes – August 12, 2025**

*Mr. Hook requested a motion to approve the August 12, 2025 Meeting Minutes.*

*Motion to approve- Ms. Mooney*

*Second- Mr. Scull*

*All in favor.*

**IV. Treasurers Report**

a. **Balance Sheet** as of August 31, 2025

b. **Profit & Loss** as of August 31, 2025

c. **Deposit Detail** as of August 31, 2025

Ms. Bloom stated the Profit and Loss, Balance Sheet and Deposit Detail are included in the Board packet. She added regarding the deposit detail report all loans have been paid to current with the exception of Pizza Italia. Mr. Fox requested any inactive accounts be removed to condense the reports.

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

Motion to approve- Mr. Scull

Second- Ms. Semonick

All in favor.

## V. Deposits

### Revolving Loan Payments

- a. 8/4/25 - **\$299.25**
  - i. MR Structures
- b. 8/4/25 - **\$299.25**
  - i. Hydraulic Solutions #1 (June 26)
- c. 8/4/25 - **\$950.00**
  - i. Pennsylvtucky Precision (May 25, June 25, July 25 partial)
- d. 8/8/25 - **\$299.25**
  - i. LK Cafe
- e. 8/8/25 - **\$299.25**
  - i. LK Cafe
- f. 8/8/25 - **\$293.66**
  - i. Sweet Baby's at Rising Creek
- g. 8/8/25 - **\$321.75**
  - i. Vending Solutions
- h. 8/8/25 - **\$350.00**
  - i. Greene County Land Development #3 (June 25)
- i. 8/8/25 - **\$375.00**
  - i. Greene County Land Development #3 (July 25)
- j. 8/11/25 - **\$620.00**
  - i. Morning Rush (July 25 & Aug 25)
- k. 8/11/25 - **\$350.00**
  - i. Greene County Land Development #3 (Aug 25)
- l. 8/20/25 - **\$742.47**
  - i. Hydraulic Solutions #2 (Jan 26)
- m. 8/20/25 - **\$350.00**
  - i. Pennsylvtucky Precision (Aug 25)
- n. 8/20/25 - **\$261.73**
  - i. Adam Lewis Trucking #4 (Sept 25)
- o. 8/20/25 - **\$424.26**
  - i. DILLIGAF Brewing
- p. 8/25/25 - **\$299.25**
  - i. JCNH Rentals

- q. 8/26/25 - **\$300.00**
  - i. Blessed Valley Lodging

**SIP**

- a. 8/20/25 - **\$455.47**
  - i. Boondock Sales

**General Account**

None

**EPA Assessment Grant**

None

**EPA Cleanup Grant**

CLOSED

*Ms. Bloom reviewed the August 2025 deposits. She added that the SIP repayment has approximately six-monthly payments remaining before the balloon payment is due. Mr. Scull commented he hasn't seen much activity at the location and is concerned. Ms. Mooney asked if there is an update on DILLIGAF Brewing and Ms. Bloom replied that they provide an email update and if the Board would like she will provide the next update to the Board when it is received.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, - **\$445.00**
  - i. General Services - \$290.00
  - ii. Crucible - \$155.00
- b. Liberty Mutual - **\$ 470.00**
  - i. Bond Renewal

*Ms. Bloom reviewed the checks for payment for the Board and indicated these invoices were included in the email for the Board's review. Ms. Mooney stated previously the County requested the Board contribute to the cost of Ms. Bloom's retirement and she was asking if those numbers have been provided for 2026. Ms. Bloom stated she has not received anything regarding the 2026 budget and will reach out to Mr. Kelly. Mr. Hook asked where all of the bank accounts are held and Ms. Bloom replied the general account is at Community Bank and the others are First National. Mr. Hook requested Ms. Bloom find out the interest for those accounts. Ms. Bloom will reach out.*

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

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

**VII. Brownfields Initiative**

- a. Assessment Grant
  - i. RFQ Environmental Engineer

*Ms. Bloom stated the proposals were included in the Board's packet. She added a total of four were received. Mr. Hook explained the review committee will present during Executive Session and after that a decision will be made.*

Mr. Hook requested a motion to approve the proposal from AMO contingent on having an office within 60 minutes of Greene County, no staff travel fees, and having a member attend the quarterly meetings for the life of the grant and if those terms are not acceptable to AMO, Connie Bloom has permission to contact the next highest scoring proposal.

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

### VIII. New Business

- a. Cypher & Cypher
  - i. RLF
    - 1. Momma Martins
    - 2. Southern Comfy

Ms. Bloom stated the audit has been completed. She added the auditors were scheduled to be on site Monday through Friday, however, they were only on-site Tuesday, Wednesday and part of Thursday and were able to complete the audit. Ms. Bloom explained the auditors need to know if the Board would like to note Momma Martins and Southern Comfy Boutique as losses. Mr. Hook replied that Momma Martins will be a total loss since they filed bankruptcy and Mr. Scull added a mortgage was filed. Mr. DeHaas explained whether the Board declares these as a loss it doesn't preclude any remedy the Board has and that it is just an accounting function.

Mr. Hook requested a motion to declare Momma Martins and Southern Comfy Boutique as a loss for accounting purposes.

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

- b. CST Bi-Monthly Report

Ms. Bloom indicated that there is no additional update, but wanted to keep the bi-monthly schedule.

### IX. Old Business

- a. NJR

Ms. Bloom explained the end date from the Option Agreement was September 8<sup>th</sup> and we have not heard anything from NJR regarding an extension. Mr. DeHaas explained the Board had given them some figures for entering into a new option or extending and we have not heard back from them for months. He added since the option expired yesterday, NJR would have to negotiate and enter into a new agreement. Ms. Mooney asked if we can now market the property and Ms. Bloom indicated she can.

b. Mather Property

*Ms. Bloom stated no update.*

- c. PRA Project
  - i. Finnegan
  - ii. Cement
  - iii. Hyacinth
  - iv. Land
  - v. Lassen 2
  - vi. ForgePoint

*Ms. Bloom stated the projects listed were received in August.*

- d. Business Expansion
  - i. Waynesburg University Invoice

*Mr. Fox requested that Ms. Bloom reach out to Waynesburg University for the invoice. Mr. Fox will send the contact information to Ms. Bloom.*

**X. Public Comment**

*None*

**XI. Executive Session**

*Mr. Hook requested a motion to enter into Executive Session at 9:14 AM.*

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

*Mr. Hook requested a motion to exit out of Executive Session at 9:56 AM.*

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

**XII. Next Meeting – October 14, 2025**

**XIII. Adjournment**

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

Motion to approve- Ms. Mooney

Second- Mr. Scull

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 14, 2025.

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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