

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes November 18, 2025

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

Greta Mooney, Secretary

Cheryl Semonick, Treasurer

Tim Fox, Board, Member

Connie Bloom, Director

Ernie DeHaas, Solicitor

Jared Edgreen, Commissioner

Betsy McClure, Commissioner

Phone:

Phil Hook, Chairman

George Scull, Vice Chairman

Greg Firely, AMO

Public:

None

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

III. Approval of Minutes – October 14, 2025

Ms. Mooney requested a motion to approve the October 14, 2025 Meeting Minutes.

Motion to approve- Mr. Fox

Second- Ms. Semonick

All in favor.

IV. Treasurers Report

- a. **Balance Sheet** as of October 31, 2025
- b. **Profit & Loss** as of October 31, 2025
- c. **Deposit Detail** as of October 31, 2025

Ms. Bloom stated the normal monthly reports are included as per usual and there is nothing out of the ordinary reported. Per the Boards request the reports have been updated to remove inactive accounts or accounts that reflect a zero balance. She added there are no items of concern currently for these reports. Ms. Bloom reported First National Bank has the Revolving Loan and SIP accounts and the interest rate is .24% and Community Bank is .03% for our General Fund. She added the Assessment Grant account is also at First National but it is a non interest bearing account. Mr. Hook stated there are higher interest-bearing accounts and the IDA needs to inquire on what options are available. Ms. Mooney stated with permission of the Board she will share contact information for Bruce and maybe he can provide some insight on different options. Ms. Mooney inquired if loan for Southern Comfy Boutique is going to be written off or will the IDA carry that debt. Ms. Bloom stated the Board voted to show them

as a loss for accounting purposes. Ms. Mooney asked if everyone is up to date and Ms. Bloom stated yes, with the exception of Pizza Italia. Ms. Bloom informed the Board that Mr. Gresko passed away and she is unsure what the IDA's options are to recover the outstanding balance of approximately \$20,000. Ms. Mooney explained the loan recipient, who filed for bankruptcy, house is under contract and will be closing. She asked if the IDA has any interest in the house to be able to recover any of that loan. Mr. DeHaas stated there is no mortgage it was a personal guaranty. He added there is a slight possibility of getting something and requested Ms. Bloom send him a copy of the bankruptcy notice. Mr. Fox about payments from DILLIGAF Brewing and Ms. Bloom replied their payment isn't due until the 28th of the month. She added a payment was received last week and another one this week so they are current. Ms. Bloom mentioned Pennsylvtucky Precision has set up an auto generated check through the bank and is up to date as well.

Ms. Bloom requested a motion to approve the Treasurer's Report.

Motion to approve- Mr. Fox

Second- Ms. Semonick

All in favor.

V. Deposits

Revolving Loan Payments

- a. 10/3/25 - **\$600.00**
 - i. Blessed Valley Lodging (Sept 25 & Oct 25)
- b. 10/3/25 - **\$300.00**
 - i. 7 Eight One Design Build
- c. 10/3/25 - **\$321.75**
 - i. Vending Solutions
- d. 10/3/25 - **\$293.26**
 - i. Sweet Baby's at Rising Creek
- e. 10/7/25 - **\$350.00**
 - i. Greene County Land Development #3
- f. 10/7/25 - **\$300.00**
 - i. Pennsylvtucky Precision
- g. 10/7/25 - **\$252.41**
 - i. Adam Lewis Trucking #5 (Sept 25)
- h. 10/7/25 - **\$299.25**
 - i. MR Structures
- i. 10/7/25 - **\$299.25**
 - i. Hydraulic Solutions #1 (Aug 26)
- j. 10/7/25 - **\$299.25**
 - i. LK Cafe
- k. 10/9/25 - **\$620.00**
 - i. Morning Rush (Sept 25 & Oct 25)
- l. 10/14/25 - **\$252.41**
 - i. Adam Lewis Trucking #5
- m. 10/14/25 - **\$252.41**
 - i. Adam Lewis Trucking #5 (Nov 25)
- n. 10/14/25 - **\$252.41**
 - i. Adam Lewis Trucking #5 (Dec 25)
- o. 10/14/25 - **\$261.73**

- i. Adam Lewis Trucking #4
- p. 10/14/25 - **\$261.73**
- i. Adam Lewis Trucking #4 (Nov 25)
- q. 10/15/25 - **\$299.25**
- i. JCNH Rentals
- r. 10/15/25 - **\$742.47**
- i. Hydraulic Solutions #2 (Mar 26)
- s. 10/28/25 - **\$350.00**
- i. Greene County Land Development #3
- t. 10/31/25 - **\$300.00**
- i. Pennsylvtucky Precision (Nov 25)
- u. 10/31/25 - **\$300.00**
- i. 7 One Eight Design Build (Nov 25)

SIP

- a. 10/28/25 - **\$455.47**
- i. Boondock Sales

General Account

None

EPA Assessment Grant

None

Ms. Bloom reviewed the October 2025 deposits. She added for Adam Lewis Trucking there were checks that were lost in the mail that were post marked August but weren't received until October. Ms. Bloom explained before the checks were received in October she reached out to Adam Lewis Trucking since they are never late or miss payments and they mailed additional checks so now his is paid ahead. Ms. Bloom discussed Boondocks Sales. She stated that when Mr. Razzillard stopped in to make his payment, she reminded him that his balloon payment was coming up in a few months and he confirmed the amount which she provided. She added Mr. Razzillard then asked about the RLF to be able to use it for the balloon payment. Ms. Bloom explained she didn't feel the Board would approve a loan to pay off an existing loan and stated he may need to talk with a traditional bank. She added he informed her that he is no longer going to open a car dealership due to the amount of paper work and may lease out the building. Mr. Fox asked what the collateral is and Ms. Bloom explained this is a SIP therefore it is a different program. Mr. DeHaas stated if nothing else there is a Note and the Authority could enter judgement.

VI. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC, - **\$465.50**
- i. General Services

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. Bloom requested a motion to approve the checks for payment.

Motion to approve- Ms. Semonick

Second- Ms. Mooney

All in favor.

VII. Brownfields Initiative

- a. 2025 Assessment Grant
 - i. Inventory

Ms. Bloom stated some work was able to be completed for 2025 Assessment Grant during the budget impasse but nothing that required EPA. Mr. Firely explained the Quality Management Plan and Quality Assurance Program Plan are being prepared for submission. He added while that is being completed the inventory of sites can be collected but no assessment work can move forward until approval is received on the QMP. Ms. Bloom discussed the Board had mentioned using the Assessment Grant to clean up some more of the rail ties in Mather but if the Board would rather perform assessment on individual sites that is an option. She added there is an inventory from previous grants that we can build upon. Mr. Firely stated the process of sending letters out to the site owners from the IDA generated good interest for the previous grant.

VIII. New Business

- a. Bank Account Interest Rates
 - i. Community Bank – General Fund
 - ii. First National Bank – Revolving Loan & SIP

Ms. Bloom stated she mentioned the information on the interest rates during the treasurers report.

- b. 2026 Meeting Dates

Ms. Bloom stated the proposed 2026 meeting dates are included in the Board packet and the meetings are the second Tuesday of each month at 9:00 AM in the 2nd floor conference room of the County Office Building.

Ms. Bloom requested a motion to approve the 2026 meeting dates.

Motion to approve- Mr. Hook

Second- Mr. Fox

All in favor.

- c. 2024 Audit Adjustments

Ms. Bloom explained she is working with getting these finalized with Cypher and Cypher and then update QuickBooks. She added all of the adjusting journal entries have been entered.

- d. Revolving Loan Fund
 - i. Financial Review

Ms. Bloom explained for the Revolving Loan Program Carol Gooden is the back-up Financial Analyst and she is retiring in January 2026. She added the Board will need to determine a replacement for her. Ms. Bloom stated Heather LaNoue is Carol's replacement in the Controllers Department. Ms. Mooney stated to ask Ms. Cree who she would recommend as the replacement.

ii. Pizza Italia

Ms. Bloom stated that this was discussed with the monthly deposits.

e. Greene Site Search 6 Month Renewal

Ms. Bloom stated Mr. Suneson, with Zoom Prospector, did approve the renewal for six-months for Greene Site Search. She added she did confirm with LoopNet that their site only gets updated when we notify them of a change, which is just like Greene Site Search. Ms. Bloom is reaching out to REsimplifi.

IX. Old Business

a. Airport Property

Ms. Bloom stated a 120 day extension was requested due to permitting. She added they are waiting on approval from the FAA for approval on their signage and something regarding the HOP. Commissioner McClure asked if this is the last extension and Ms. Bloom confirmed and also mentioned they do not anticipate needing all 120 days. Commissioner Edgreen indicated the last conversation he had with their CEO is that they will break ground in the Spring.

b. Crucible Property

i. Bi-Monthly Update

Ms. Bloom stated Mr. Bokat's update is included in the Board packet. She added the site owner feels his property holds significant BTE value with rare earth minerals and will not sign the Right of Entry. Ms. Bloom mentioned during discussions for the extension Mr. Bokat indicated come March 2026 he will either purchase the property or walk away.

c. Greene County Futures Forum

Ms. Bloom stated Mr. Scull and Ms. Semonick attended the kick-off meeting held at the CTC on October 29th. She added a recap of the meeting was emailed over and it will be shared with the Board. Mr. Scull mentioned that the recap did not include all of the individuals who were in attendance and part of the work groups. Commissioner McClure stated this is coming from the IDC's feasibility study grant.

d. PRA Project

i. Ribbon

ii. Light

iii. Arden

Ms. Bloom stated these three projects were added to the spreadsheet and will provide a 2025 recap to the Board during the next meeting. Ms. Mooney mentioned that the building size that these requests require are enormous.

Commissioner McClure stated in talking with the RIDC, industries are looking for site ready property that they can come in and tweak a few things. She added unfortunately, we don't have businessmen who want to make that investment and the County can't afford to do it at this point in time.

*** Mr. Fox stated he met with Ben the Butcher at his center in Pittsburgh and got to view the butchering of a side of beef. He added he wanted to get a better understanding of what he is looking for and if he is still interested. Mr. Fox indicated he is interested in some type of a co-op. He stated he doesn't have the right kind of connections and not sure who does. Commissioner McClure suggested holding a stakeholder meeting with people who have cattle to see if there is an interest. Mr. Fox indicated the thought process from Ben the Butcher is there is a need to have a USDA processing facility. Ms. Mooney suggested having Ben the Butcher put together a business plan and then the Authority could host a stakeholder meeting. Mr. Fox asked who would be able to assist with developing a business plan and Commissioner McClure replied the SBA. Ms. Bloom will forward the contact information to Mr. Fox. Commissioner Edgreen mentioned once the Business Incubator is up and moving it will be able to assist with those types of things. Ms. Mooney offered to start a list of the cattle farmers.*

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – December 9, 2025

Ms. Bloom requested a cancellation of the December meeting due to her having a medical procedure. She added there is nothing currently pending that action would need to be taken in December.

Ms. Bloom requested a motion to cancel the December 9, 2025 meeting.

Motion to approve- Mr. Fox

Second- Mr. Semonick

All in favor.

XIII. Adjournment

Ms. Bloom requested a motion to adjourn the meeting at 9:50 AM.

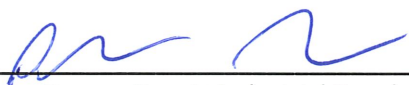
Motion to approve- Mr. Fox

Second- Mr. Semonick

All in favor.

MEETING MINUTES CERTIFICATION

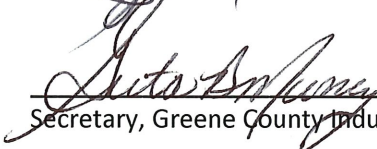
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on January 13, 2026.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority

