Greene County Industrial Development Authority

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

GCIDA Board Meeting
Minutes
March 10, 2026

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

George Scull, Vice Chairman
Greta Mooney, Secretary
Tim Fox, Treasurer
Connie Bloom, Director
Ernie DeHaas, Solicitor

Phone:
Greg Firely, AMO Environmental Decisions

Public:
John Bokat, CST Investments
Eric Harris, CST Investments

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

III. Approval of Minutes – February 10, 2026

Mr. Scull requested a motion to approve the February 10, 2026 Meeting Minutes.

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

IV. Treasurers Report

a. **Balance Sheet** as of February 28, 2026
b. **Profit & Loss** as of February 28, 2026
c. **Deposit Detail** as of February 28, 2026

Ms. Bloom reviewed the treasurers reports through the end of February 2026 that were included in the Board's packet.

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

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

V. Deposits

Revolving Loan Payments

a. 2/6/26 - **$300.00**
   i. 7 One Eight Design Build
b. 2/6/26 - **$299.25**
   i. MR Structures
c. 2/6/26 - **$299.25**
   i. LK Cafe
d. 2/10/26 - **$321.75**
   i. Vending Solutions
e. 2/10/26 - **$261.73**
   i. Adam Lewis Trucking #4
f. 2/10/26 - **$252.41**
   i. Adam Lewis Trucking #5
g. 2/11/26 - **$300.00**
   i. Pennsyltucky Precision (Dec 25)
h. 2/18/26 - **$293.26**
   i. Sweet Baby's at Rising Creek
i. 2/18/26 - **$742.47**
   i. Hydraulic Solutions #2 (Jul 26)
j. 2/26/26 - **$350.00**
   i. Greene County Land Development #3 (Dec 25)
k. 2/26/26 - **$424.26**
   i. DILLIGAF Brewing
l. 2/26/26 - **$299.25**
   i. JCNH Rentals
m. 2/26/26 - **$620.00**
   i. Morning Rush (Jan 26 & Feb 26)
n. 2/27/26 - **$600.00**
   i. Blessed Valley Loding (may 26 & Jun 26)

SIP

a. 2/18/26 - **$455.47**
   i. Boondock Sales

General Account

a. 2/10/26 - **$65.72**
   i. Reimbursement for 1099's
b. 2/13/26 - **$50.00**
   i. Adam Lewis Trucking #6 RLF App Fee
c. 2/13/26 - **$1,526.75**
   i. Closing Costs – Michaels Auto Sales

EPA Assessment Grant

a. 2/10/26 - **$2,245.50**
    i. ASAP Drawdown

Ms. Bloom reviewed the deposits for the Board. She reminded the Board that if the deposit is not for the current month, the month and year are notated. Ms. Bloom stated Pennsyltucky Precision did have more NSF checks returned and she did reach out. She added she did receive a phone call about them and Mr. Rice indicated he would come in later in the week after calling the financial institution. Ms. Bloom mentioned she will get provide a letter explaining the total amount due to get the account current. Ms. Mooney asked if there would be an opportunity to change the payments to quarterly since that seems to be how he pays. Ms. Bloom will reach out and suggest that to Mr. Rice. Mr. Scull agrees that would be a good suggestion.

VI. Approval of Checks for Payment

General Account

a. DeHaas Law, LLC - **$2366.00**
    i. General Services – 912.00
    ii. Michaels Auto Sales RLF Closing Costs - $1,454.00
b. Recorder of Deeds - **$73.75** (ratify)
    i. Michaels Auto Sales Mortgage Filing
c. CRS - **$8.07** (ratify)
    i. Adam Lewis Trucking #6
d. Bank A Count - **$34.98**
    i. Michaels Auto Sales RLF Coupon Booklets

Assessment Grant Account

a. AMO Environmental Decisions - **$1,327.50**
    i. February 2026
        1. EPA Coordination
        2. Inventory
        3. Board Meeting

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 requested a motion to approve the checks for payment.

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

VII. Brownfields Initiative

a. 2025 Assessment Grant
   i. Quality Management Plan (QMP)
      1. Approval
      2. Initiate Activities

Ms. Bloom mentioned the Quality Management Plan was approved by the EPA and now the Board can move forward with reaching out to property owners.

   ii. Inventory Selection

Ms. Bloom stated the inventory of sites was emailed to the Board for review. Mr. Scull stated most of the sites on the list are a no for him because some are active businesses. Mr. Firely mentioned that this list is an ongoing list from previous years and can be updated. Ms. Bloom will resend the inventory list for the Board and will also reach out to the municipalities for input as well. Ms. Mooney suggested finding some other resources that may be aware of sites. Mr. Fox asked if a property has hazardous machinery does it have to be vacant to be assessed. Mr. Firely replied no that equipment can be worked around for a Phase I and it is valid for one year. Mr. Fox clarified that if there is no intention of anything happening on a site within one year of the Phase I it could potentially be a waste of grant funds. Mr. Firely confirmed.

   iii. Mather

Mr. Scull discussed using the Assessment Grant for more work on the Mather site. He added instead of one or two marginal sites it may be more beneficial to use the funds to remove more rail ties. Mr. Firely stated the grant can be used to remove a chunk of the remaining ties and then the IDA could reapply and continue to remove a chunk of ties at a time. Mr. Scull agreed that removing more ties would be a good thing. Mr. Firely explained that he would be able to hire a subcontractor to remove the ties since his company was federally procured. He added per his contract the mark-up for subcontractors is 10% but something this size would be reduced to 5%. Mr. Firely explained the mark-up is to cover the insurance costs because the subcontractors are on their insurance.

   iv. Next Steps

Ms. Bloom will send out the list of sites to the Board for review and reach out to the municipalities for input.

VIII. New Business

a. Airport Property
   i. Closing

Mr. DeHaas explained the developer was almost at the end of the permitting period and they provided notice to schedule the closing. He added there is a conference call this afternoon that he and Ms. Bloom will participate in to finalize the details. Mr. DeHaas explained that under the agreement they have until April 6, 2026 to close.

b. Crucible Property

Ms. Bloom introduced John Bokat and Mr. Harris. Mr. Bokat stated the reclamation on the top side is to start the fourth quarter of this year. He added the option agreement has to be exercised by March 27, 2026 with the closing to happen with sixty days. Mr. Bokat requests the closing to happen on June 30th versus May 28th for tax purposes.

He added once the property is transferred the development on the property will happen relatively quickly. Mr. Bokat explained the partners on the housing units are visiting in the middle of May to tour the site. He added Commissioner McClure will also be at that meeting and he invited any of the Board members who would like to attend. Mr. Bokat will send Ms. Bloom an email with the site visit information. Ms. Mooney wanted to confirm the option will be exercised the end of March and an extension for approximately 30 days for the the closing is being requested. Mr. Bokat confirmed and stated the money transfer can happen anytime the Board requests. Ms. Mooney asked what the final payment amount is and Mr. DeHaas said he will verify but he believe it is $50,000. Ms. Mooney stated she doesn't have an issue with the extension but would suggest a small amount of hand money that would reduce the final cost. Mr. Bokat agreed. Mr. Harris will notify the IDA in writing that they will be exercising the option and then the hand money will be sent to Mr. DeHaas.

Mr. Scull requested a motion to extend the closing date to June 30, 2026 with $10,000 non-refundable hand money.

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

c. SIP

i. Boondock Sales

Ms. Bloom remind the Board that Boondocks Sales has made monthly payments for two years to the IDA for non-compliance with the SIP program. She added per the agreement he was to open a used car dealership and create one full time position which did not happen which initiated the $50,000 non-compliance repayment. Ms. Bloom indicted the agreement for the repayment included two years of monthly payments and at the end of the two years a balloon payment would be due. She mentioned the last payment is due March 2026 and she forwarded the email she received with a proposed amendment from Mr. Razillard regarding the balloon payment. Mr. Razillard discussed his proposal to the Board. He explained the amended proposal's monthly payments would be covered by a monthly lease payment. Mr. Razillard stated he does have an interested party who is going to sign the lease once finalized. He added the interested party has been in the car business for years and approached him about the property. Mr. Razillard explained he is asking the Board to consider a down payment to reduce the total due to $50,000, which is the original amount, and then monthly payments for three years until it is paid in full. He added the monthly lease amount would cover the payments. Mr. Scull asked if the potential lessee has an existing business and Mr. Razillard replied no but has fifteen to twenty years of experience. Mr. Scull asked if this is an expansion or relocation and Mr. Razillard explained that the gentlemen is currently working for another dealership and will be opening his own business. Ms. Bloom explained the original balance was $57,595.94 and as of the end of February the balance is $52,407.16. She added once the March 15th payment is made the balance would be $52,170.05. Ms. Mooney stated that assuming the math is correct and the Board agrees with the proposal, Mr. Razillard understands that if the lease would fall through, it does not release his obligation to the IDA for the $50,000. Mr. Razillard confirms he understands. Ms. Bloom stated she did remind Mr. Razillard that the Board did file a Mortgage and an option would be for the Board to call the Mortgage and take ownership of the property. Ms. Bloom asked when the lease is expected to be signed and Mr. Razillard stated he has to get it drafted. Ms. Mooney requested a brief Executive Session. Mr. DeHaas requested a copy of the signed lease be provided to the Authority no later than March 20, 2026. Ms. Mooney requested Ms. Bloom send an email to Mr. Razillard detailing what is required. Mr. DeHaas explained Mr. Razillard will sign an assignment of the lease, which is if Mr. Razillard defaults *and the tenant is still making a payment that payment will be made to the Authority. Mr. Razillard confirmed the payment of $2,500 is due by March 20th and the new payment would begin April 20th.*

Ms. Scull requested a motion to amend the Boondocks SIP Agreement to $50,000 at 5% for 36 months starting April 20, 2026 after a deposit of $2,500 that is to be made by March 20 2026.

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

d. RLF

i. Adam Lewis Trucking #6

Ms. Bloom stated Adam Lewis has two current loans through the IDA and is requesting $25,000 to be used for working capital for 3 years. She added the first open loan has a balance of $26955.38 and the second open loan has a balance of $21,241.86. Ms. Bloom explained he was granted a contract for Iron Senergy but their payment terms are 90 days so this loan will assist with payroll and expenses. She added he always makes on time payments, has grown his company and added full time employees. Ms. Mooney stated she doesn't consider this a high-risk entity. She asked if there are an issues with providing numerous loans to the same entity in a relatively small period of time. Mr. DeHaas stated the guidelines allow for this, however, if you lend money and have a lot of your funds loaned to one person you do have a greater risk than if it were spread among ten people. Ms. Bloom stated his two current loan payments total $514.14 monthly and if the Board approved this loan at the prime interest rate of 6.75% that payment is $769.07 the new total monthly payments would be $1,283.21. Ms. Mooney stated the IDA is here to help businesses grow and would consider this business a success story. Mr. Fox asked if there would be others that were denied if this loan was approved due to the lack of funding. Ms. Bloom stated she has two other loans that have started the process of applying but haven't provided all of the required documentation. She added that if those two get approved there are still plenty of funds remaining for other loans. Ms. Mooney asked what the prime interest rate is currently and Ms. Bloom replied 6.75%. Ms. Mooney asked Mr. DeHaas if the Board's only options are the current prime rate, 2% above, or 2% below prime. Mr. DeHaas stated the Board can set the interest rate per the guidelines. Ms. Bloom stated the interest rates for the current Adam Lewis Trucking loans are 3% and 5.75%.

Ms. Scull requested a motion to approve Adam Lewis Trucking Revolving Loan #6 in the amount of $25,000 at 5.75% for a term of three (3) years contingent on appropriate collateral.

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

ii. Pennsylticky Precision

Ms. Bloom mentioned this was discussed earlier in the meeting.

iii. UCC Financing Statement

1. Vending Solutions
2. Pennsyltucky Precision

3. Southern Comfy Boutique

Ms. Bloom stated the UCC Financing Statements had to be refiled due to the lapse date was approaching.

e. Credit Reporting Services

Ms. Bloom explained an email was received about a price increase and she is currently looking into other options for the credit checks due to a 248% increase over the last two years. Ms. Mooney suggested reaching out to the Chamber of Commerce.

f. First National Bank Interest

Ms. Bloom stated the interest rate has been increased from .03% to 3.76% for the Revolving Loan and SIP accounts.

g. GC Chamber of Commerce

Ms. Bloom asked the Board if they would like to continue with the quarterly email blasts. Ms. Mooney stated the Board needs to determine if there is any value in these email blasts.

h. Mather Property
   i. Banner

Ms. Bloom stated she did reach out to West Greene's Hargus Creek Designs for the banner to advertise Mather. She added she hasn't received a reply due to the various school trips but will touch base again.

IX. Old Business

a. Statement of Financial Interest

Ms. Bloom indicated these forms need to be completed and turned into Human Resources.

b. USDA Butchering Facility

Mr. Fox mentioned connecting Ben the Butch with Zach Patton from the Small Business Development Center to develop a business plan.

c. Greene County Futures Forum

Ms. Bloom stated there hasn't been any update since the last Board meeting. Mr. Scull mentioned that was disappointing.

d. Business Expansion Listing

Ms. Bloom there is no update.

e. PRA Project

i. Ironclad

Ms. Bloom stated this is the first request received for 2026.

Ms. Bloom stated that Mr. Ayres has decided to resign from the IDA Board and she did notify the Commissioners. She added that if anyone is aware of someone who is interested to let her know so she can provide that information to the Commissioners.

X. Public Comment

None

XI. Executive Session

Ms. Scull requested a motion to enter into Executive Session at 9:47 AM.

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

Mr. Scull requested a motion to exit out of Executive Session at 9:50 AM.

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

XII. Next Meeting – April 14, 2026

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:12 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 April 14, 2026.

____
Chairman, Greene County Industrial Development Authority

____
Vice Chairman, Greene County Industrial Development Authority

Greta S Mooney
____
Secretary, Greene County Industrial Development Authority