Greene County Industrial Development Authority

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

GCIDA Board Meeting
Minutes
April 14, 2026

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, Treasurer
Connie Bloom, Director
Ernie DeHaas, Solicitor
Jared Edgreen, Commissioner

Phone:
None

Public:
Greg Firely, AMO Environmental Decisions
Jim Goroncy

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

III. Approval of Minutes – March 10, 2026

Mr. Hook requested a motion to approve the March 10, 2026 Meeting Minutes.

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

IV. Treasurers Report

a. **Balance Sheet** as of March 31, 2026
b. **Profit & Loss** as of March 31, 2026
c. **Deposit Detail** as of March 31, 2026
d. **EPA Assessment Grant** as of March 31, 2026

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

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. 3/5/26 - **$299.25**
   i. Hydraulic Solutions (Jan 27)
b. 3/5/26 - **$300.00**
   i. 7 One Eight Design Build
c. 3/5/26 - **$300.00**
   i. Pennsyltucky Precision (Jan 26)
d. 3/6/26 - **$321.75**
   i. Vending Solutions
e. 3/6/26 - **$299.25**
   i. MR Structures
f. 3/10/26 - **$261.73**
   i. Adam Lewis Trucking #4
g. 3/10/26 - **$252.41**
   i. Adam Lewis Trucking #5
h. 3/10/26 - **$299.25**
   i. LK Cafe
i. 3/20/26 - **$438.02**
   i. Michaels Auto
j. 3/20/26 - **$293.26**
   i. Sweet Baby's at Rising Creek
k. 3/20/26 - **$742.47**
   i. Hydraulic Solutions #2 (Aug 26)
l. 3/20/26 - **$700.00**
   i. Greene County Land Development #3 (Jan 26 & Feb 26)
m. 3/30/26 - **$350.00**
   i. Greene County Land Development #3
n. 3/30/26 - **$325.00**
   i. 7 One Eight Design Build (Apr 26)
o. 3/30/26 - **$424.26**
   i. DILLIGAF Brewing
p. 3/30/26 - **$299.25**
   i. JCNH Rentals

SIP

a. 3/20/26 - **$2,500.00**
   i. Boondock Sales

General Account

a. 3/30/26 - **$10,000.00**
   i. CST Hand Money
b. 3/30/26 - **$10,000.00**
   i. CST Earnest Money

EPA Assessment Grant

a. 3/10/26 - **$1,327.50**
   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 she has reached out to the loans that are past due and normally when that happens, they will send in a payment. Mr. Hook asked about the deposit from the airport property sale and Ms. Bloom explained that will be on the report next month because the deposits are a month behind. She added that the check for payment to the County will be included this month since it is an April expense.

VI. **Approval of Checks for Payment**

General Account

a. DeHaas Law, LLC - **$2,845.00**
    i. General Services – $855.00
    ii. Airport Property – $1,595.00
    iii. Adam Lewis Trucking #6 RLF Closing Costs – $395.00
b. County of Greene - **$698,405.00**
    i. Proceeds from Airport Property Sale
c. Recorder of Deeds – **$69.75** (ratify)
    i. Boondocks Sales Mortgage Filing
d. Hargus Creek Designs – **$60.00**
    i. Mather – Sale/Lease Banner
e. Connie Bloom – **$29.08**
    i. Overnight Settlement Documents to CGA Law Firm
f. Bank A Count – **$9.39**
    i. Adam Lewis Trucking #6

Assessment Grant Account

NONE

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

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

VII. Brownfields Initiative

a. 2025 Assessment Grant

i. Inventory Selection

Mr. Firely explained the inventory is every growing and dynamic. He added each site can be looked at using the interactive map. Mr. Scull stated he doesn't feel each site needs to be reviewed but only specific sites. Ms. Mooney suggested reviewing #8. She explained she believes it was a gas station at one point. Mr. Fox stated he doesn't believe it was ever a gas station. Ms. Mooney stated this property is in a great location and Mr. Fox agreed. Mr. Fox inquired if this property is near the site that was assessed with the previous grant and Mr. Firely confirmed. Mr. Firely stated impacts to the non-residential standards were found which means it can not be used for residential purposes. Mr. Firely will provide a draft letter to be sent from the IDA to site owners. Mr. Scull suggested site #9. Ms. Mooney stated she thought that the ownership just transferred. Mr. Firely mentioned #6. Ms. Bloom stated that is near the firehall in Carmichaels. Ms. Mooney suggested sending a letter to this property as well. Commissioner Edgreen mentioned the old gas station located in Mt. Morris, however, PennDOT has a lot of right-of-way space throughout the parcel. Mr. Firely stated he will confirm but an assessment has previously been done on this site.

i. Mather

Ms. Bloom mentioned the Board previously discussed using the funds to remove additional rail ties from Mather. Ms. Mooney stated she is not against this, however, she would prefer to assess and remediate sites to turn over to spur economic development. Mr. Hook agreed. Mr. Firely stated he would agree and have Mather on the back burner since it was not going anywhere. Ms. Bloom stated as requested during the last meeting she reached out to the municipalities to see if they have any suggestions on potential sites but did not receive any responses at all.

ii. Quarterly Update

1. Due April 30, 2026

Mr. Firely stated the quarterly report is due at the end of the month and is currently being worked on. He added the Quality Management Plan and the Quality Assurance Program Plan have both been approved.

VIII. New Business

a. Board Member Vacancy

Ms. Bloom mentioned a recommendation for the vacant board member needs to be submitted to the Commissioners for their approval. Commissioner Edgreen mentioned Steve Stuck. Ms. Bloom stated she has been reaching out to Mr. Stuck and will update once she has an update. Ms. Mooney introduced Jim Goroncy, who is a member of the Planning Commission and is interested in the IDA. Mr. Goroncy commented he has lived in Greene County for 47 years and has two grown children. He added they both moved away and fortunately, one move back. Mr. Goroncy stated the jobs are just not here in the County, but thirty miles in either direction on the interstate. He added it is encouraging to hear what the Board is doing to try and help that. Mr. Goroncy explained he was involved in the 2018 Comprehensive Plan. He added one of the things to come out of that is the master plan for industrial development as well as a one stop shop for infrastructure. Mr. Goroncy said a GIS summer intern would be ideal to create the mapping for infrastructure. He questioned the County's marketing strategy for attracting businesses and development. Mr. Goroncy thanked the Board for their time.

b. Airport Property
   i. Closing

Ms. Bloom stated the closing was held on April 7th and the only pending item is a sewage easement. She added she believes that is between the Sewage Authority and Rutters. Mr. DeHaas stated there is nothing for the Board to do on this and he reached out to Corbly Orndorff but he didn't respond.

Mr. Hook asked Commissioner Edgreen what the County plans to do with their portion of the sale. Commissioner Edgreen stated this money has to be used to spur development and plan to leverage it to get sites ready. He added the Commissioners will need to be strategic about it and look at developable areas within the County. Mr. Hook asked if the plan would be to use this money as matching funds for grants and Commissioner Edgreen replied definitely. Commissioner Edgreen mentioned a program through the USDA that has low interest loans that the County may also utilize as leverage. Mr. DeHaas echoed Commissioner Edgreen's statement that per the Agreement the County would use the funds for additional infrastructure on the remaining portion of the airport property or another County owned property. Ms. Mooney explained in a meeting with an individual from Clarksburg, West Virgina it was recommended to not only have sites "shovel" ready but "move in" ready. She added not only have infrastructure but shell buildings that would just need to be customized. Ms. Mooney indicated this would not be step one but step ten. Mr. Fox suggested discussing areas that would need the least amount of funding for infrastructure but have the greatest chance for development. Commissioner Edgreen asked if there is a stipulation in the Agreement as to how the IDA is to use the proceeds. Mr. DeHaas replied there are no restrictions pertaining to these funds because of the mission the Authority has as defined under the Statute from which it operates. He added the money the Authority received can be used for its own operations or any other project it would decide to undertake. Mr. Scull stated he feels the Board is wanting to invest in infrastructure and getting sites ready for development. He added he would like to analyze sites and prioritize them. Commissioner Edgreen inquired if there is any interest from the Board in constructing a shell building and Ms. Mooney replied there are quite a few steps to take before blindly putting up a shell building.

c. Crucible Property
   i. Closing

Ms. Bloom explained the closing is proposed for the end of June. Mr. DeHaas stated he spoke with Eric Harris and there is a provision in the Agreement where CST could assign their rights to another entity controlled by the same principal people. He added they will have to provide the information before moving forward and there are two months before the closing. Mr. DeHaas indicated he has drafted a proposed deed to transfer the property from the County to the IDA and has provided that to the County Solicitor.

d. SIP
   i. Boondock Sales

Ms. Bloom informed the Board that the documents were received that were required per the amended agreement. She added the amended note and mortgage have been filed at the courthouse and the first payment is due April 20, 2026.

e. RLF

i. CRS

Ms. Bloom explained CRS tried to increase the price of the credit checks. She added she contested the increase and they agreed to leave the cost per check the same.

ii. Collateral

Ms. Bloom discussed an applicant would like to keep their application confidential due to their current employment but there is an issue of collateral that needs direction from the Board. She added the applicant would like to know if the Board would consider a parent as a co-signer due to the lack of "real" collateral. Mr. Hook stated the Board would like to move away from equipment as collateral since it isn't usually collectible. Ms. Bloom will inform the applicant that the loan will proceed through the loan process.

f. Pittsburgh Steelers Official Yearbook Magazine

Ms. Bloom stated the Pittsburgh Steelers reached out about advertising in their annual yearbook. She added the cost of the ads are included in the Board's packet. Mr. Fox stated this would not be our target audience and she is not in favor and the remaining Board members agreed.

g. Cypher & Cypher Proposal

Ms. Bloom stated she informed Cypher & Cypher the Board wanted to have a one-year proposal versus a three year and the new management letter is included for Board approval. She added the cost of the proposal is only $200 more than last year's invoice.

Mr. Hook requested a motion to approve the Cypher & Cypher one-year proposal.

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

h. Mather Property

i. Banner

Ms. Bloom reported the banner advertising the Mather property is completed and in her office. Mr. Scull will get the banner and get it hung up.

ii. Tree Cutting

Ms. Bloom stated a Supervisor from Mather reached out to one of our Commissioners regarding a resident's concern of trees on electric lines on the Mather property. She added she reached out to West Penn Power and they went out and determined the trees were not a risk and would be trimmed during the normal schedule. Ms. Bloom also received an estimate and that was $1,800 to have 10 trees cut and left. Mr. Hook stated that if West Penn determined they were not a concern, then he doesn't see the need to address them currently. Ms. Mooney agreed *they didn't look like a threat but may be more of a nuisance. Commissioner Edgreen stated the residents feel they are obstructing their view.*

The Board took no action.

IX. Old Business

a. Statement of Financial Interest

Ms. Bloom indicated she still needs to get Mr. Fox and Mr. Hook's forms. She added she will reach out to Karen for Mr. Hook's and will email the form to Mr. Fox.

b. USDA Butchering Facility

Mr. Fox stated he has not heard back so there is not update.

c. Greene County Futures Forum

Ms. Bloom stated there was a site visit to Buchanon. Mr. Scull attended and felt the tour was great and he was impressed with their mayor. He added there was a lot of collaboration with the right people and they also reached out to the public to get buy in but didn't let them slow progress. Mr. Scull indicated they celebrated their successes one small bite at a time. He added our County has more diversified industry because they rely on two hospitals.

d. Business Expansion Listing

Ms. Bloom there is no update.

e. PRA Project
   i. UK
   ii. North Star
   iii. Moonraker

Ms. Bloom stated these are the PRA requests that were received but unfortunately, nothing was submitted. She added there is something in the works and hopefully a soon to be success story from one of these requests. Ms. Bloom will update the Board when more information is available.

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – May 12, 2026

XIII. Adjournment

Mr. Hook requested a motion to adjourn the meeting at 10:19 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 May 12, 2026.

____
Chairman, Greene County Industrial Development Authority

____
Vice Chairman, Greene County Industrial Development Authority

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Secretary, Greene County Industrial Development Authority