Greene County Industrial Development Authority

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

GCIDA Board Meeting
Minutes
May 12, 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
Jared Edgreen, Commissioner

Phone:
Greg Firely, AMO Environmental Decisions

Public:
None

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

III. Approval of Minutes – April 14, 2026

Mr. Scull requested a motion to approve the April 14, 2026 Meeting Minutes.

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

IV. Treasurers Report

a. **Balance Sheet** as of April 30, 2026
b. **Profit & Loss** as of April 30, 2026
c. **Deposit Detail** as of April 30, 2026
d. **EPA Assessment Grant** as of April 30, 2026

Ms. Bloom reviewed the treasurers reports through the end of April 2026 that were included in the Board's packet. She added that all things are status quo.

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. 4/2/26 - **$252.41**
   i. Adam Lewis Trucking #5
b. 4/2/26 - **$261.73**
   i. Adam Lewis Trucking #4
c. 4/2/26 - **$1,200.00**
   i. Blessed Valley Lodging (Jul, Aug, Sep & Oct 26)
d. 4/9/26 - **$321.75**
   i. Vending Solutions
e. 4/9/26 - **$299.25**
   i. MR Structures
f. 4/9/26 - **$293.26**
   i. Sweet Baby's at Rising Creek
g. 4/15/26 - **$299.25**
   i. LK Cafe
h. 4/22/26 - **$299.25**
   i. Hydraulic Solutions #1 (Feb 27)
i. 4/22/26 - **$299.25**
   i. JCNH Rentals
j. 4/30/26 - **$700.00**
   i. Pennsyltucky Precision (Dec 25, Jan 26, Feb 26, Partial Mar 26)
k. 4/30/26 - **$1,200.00**
   i. Blessed Valley Lodging (Nov 26, Dec 26, Jan 27 & Feb 27)
l. 4/30/26 - **$350.00**
   i. 7 One Eight Design Build (May 26)
m. 4/30/26 - **$424.26**
   i. DILLIGAF Brewing

SIP

a. 4/22/26 - **$1,498.54**
   i. Boondock Sales

General Account

a. 4/7/26 - **$50,000.00**
   i. DeHaas Law
      1. Airport Settlement Money
b. 4/7/26 - **$1,350,000.00**
   i. M&G Law
      1. Airport Closing
c. 4/9/26 - **$50.00**
   i. Sky High Nails RLF App Fee
d. 4/15/26 - **$395.00**
   i. Adam Lewis Trucking #6 Closing Costs
e. 4/30/26 - **$60.00**
   i. Lilianna Sweet Shop RLF App Fee - $50.00
   ii. NSF Fee - $10.00

EPA Assessment Grant

None

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 is concerned since there are some who haven't paid since January. She added she will prepare letters and get those mailed out.

VI. Approval of Checks for Payment

General Account

a. DeHaas Law, LLC - **$445.00**
   i. General Services – $455.00
b. CRS – **$24.22** (ratify)
   i. Sky High Nails
   ii. Lilianna Sweet Shop
c. Bank-A-Count - **$9.17**
   i. RLF Coupon Payment Book

Assessment Grant Account

a. AMO Environmental Decisions - **$3,381.00**
   i. EPA Coordination
   ii. US ACRES Update
   iii. Develop Site Owner Outreach Materials

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- Ms. Mooney
Second- Mr. Fox
All in favor.

VII. Brownfields Initiative

a. 2025 Assessment Grant

i. Site Owner Outreach

Ms. Bloom stated Mr. Firely did provide the letter for the property owner outreach. She added she will get those letters mailed out.

Mr. Firely explained there were sites that the Board mentioned knowing the owners and confirmed that Mr. Scull did reach out. Mr. Scull stated that he did reach out to the owner of site #8 and he is interested. He added the owner will be contacting Ms. Bloom. Mr. Firely offered to provide information for the municipalities to explain the grant and garner interest.

i. Quarterly Reporting/ACRES Completed

Mr. Firely stated the quarterly reports have been approved and ACRES has been updated.

VIII. New Business

a. Board Member Vacancy

Ms. Bloom stated Matthew Stuck's resume is included in the Board packet for review. Ms. Bloom mentioned reaching out to both Mr. McMillen and Mr. Goroncy but hasn't received a reply. Mr. Fox asked about a non-county resident being a member of the Board and Mr. DeHaas explained there is nothing in the statute about living or having a business within the County.

b. County Agreement - Airport

Commissioner Edgreen explained he is wanting to get Board input on the use of the County's portion of the Rutter's property. He asked if a portion of that money could be used to purchase property. Commissioner Edgreen stated the Agreement doesn't spell that out specifically only that the funds are to be used on infrastructure the remaining portion of the County owned land at the airport. He mentioned there is a potential 4-6 acre lot that is a highly developable flat lot. Commissioner Edgreen stated this would be potentially for 55+ housing. He added the idea would be to purchase the property and add infrastructure then sell to a developer. Ms. Mooney explained her first reaction is she doesn't like the idea of the County owning more property. She suggested instead of purchasing the property if there is already someone interested, as Commissioner Edgreen mentioned, the County could invest in the infrastructure. Ms. Mooney stated she wouldn't have an issue with amending the Agreement to include other property if it would lead to tangible development within a realistic timeframe. Mr. Fox stated his opinion aligns with Ms. Mooney's opinion. Commissioner Edgreen stated this idea would have to be in concert with the RDA, Developer, land owner and the IDA. Ms. Mooney stated she feels the Board would be willing to update the agreement once something more concrete was established.

c. Crucible Property

i. Closing

Mr. DeHaas mentioned emailing the Board regarding the contact with the title company. He added he hasn't heard anything since then. Mr. DeHaas stated he needs to follow up with the County Solicitor on the proposed deed. Ms. Bloom offered to follow up with Mr. Grimm on the proposed deed.

d. RLF

i. Sky High Nails

Ms. Bloom explained Sky High Nails is currently located within another salon and is wanting to open her own shop on her family's property. She added the applicant is requesting a loan between $8,000-$14,000 offering a mobile home as collateral.

Mr. Scull requested a motion to approve Sky High Nails RLF application.

Motion failed due to lack of motion

ii. Liliana Sweet Shop

Ms. Bloom explained Liliana Sweet Shop is requesting a loan in the amount of $40,000 to renovations and upgrades to the building. She added the building is the Sweet Baby's at Rising Creek building. Ms. Bloom reminded the Board that the owners of Sweet Baby's at Rising Creek has been trying to sell and the previous sale fell through.

Mr. Scull requested a motion to approve Liliana Sweet Shop RLF application.

Motion failed due to lack of motion

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

Ms. Bloom discussed the email update from Mr. Fox has been printed and is included in the Board packet. Mr. Fox stated he had the meeting with Ben the Butcher and Mr. Patton from the Small Business Development Center. He added the business plan is completed but of course speculative. Ms. Mooney mentioned partnering with the CTC for possibilities. Mr. Fox stated he thinks the next step for the Board is to help find potential sites.

c. Greene County Futures Forum

Mr. Scull explained Mr. McMillen created a website that will continue this mission but it is not active yet.

d. Business Expansion Listing

Ms. Bloom there is no update.

e. PRA Project
   i. Edge

Ms. Bloom stated there was only one request sent during the previous month.

X. Public Comment

None

XI. Executive Session

Mr. Scull requested a motion to enter into Executive Session at 9:40 AM.

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

Mr. Scull requested a motion to exit out of into Executive Session at 9:55 AM.

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

XII. Next Meeting – June 9, 2026

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:10 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 June 9, 2026.

_____
Chairman, Greene County Industrial Development Authority

_____
Vice Chairman, Greene County Industrial Development Authority

_____
Secretary, Greene County Industrial Development Authority