

# Greene County Industrial Development Authority

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

## GCIDA Board Meeting Minutes October 14, 2025

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

|                                      |                |
|--------------------------------------|----------------|
| <i>George Scull, Vice Chairman</i>   | <b>Phone:</b>  |
| <i>Cheryl Semonick, Treasurer</i>    | <i>None</i>    |
| <i>Tim Fox, Board, Member</i>        |                |
| <i>Ernie DeHaas, Solicitor</i>       | <b>Public:</b> |
| <i>Connie Bloom, Director</i>        | <i>None</i>    |
| <i>Jared Edgreen, Commissioner</i>   |                |
| <i>Betsy McClure, Commissioner</i>   |                |
| <i>Blair Zimmerman, Commissioner</i> |                |

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

### III. Approval of Minutes – September 9, 2025

*Mr. Scull requested a motion to approve the September 9, 2025 Meeting Minutes.*

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

### IV. Treasurers Report

- a. **Balance Sheet** as of September 30, 2025
- b. **Profit & Loss** as of September 30, 2025
- c. **Deposit Detail** as of September 30, 2025

*Ms. Bloom stated per the Boards request the reports have been update to remove inactive account or accounts that reflect a zero balance. She added there are no items of concern currently for these reports.*

*Mr. Scull 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. 9/3/25 - **\$300.00**
  - i. 7 One Eight Design Build
- b. 9/3/25 - **\$300.00**
  - i. Pennsylvtucky Precision
- c. 9/3/25 - **\$1,200.00**
  - i. Mankind Gentlemen's Cuts ( May 25, June 25, July 25, Aug 25, Sept 25)
- d. 9/9/25 - **\$299.25**
  - i. MR Structures
- e. 9/9/25 - **\$321.75**
  - i. Vending Solutions
- f. 9/9/25 - **\$299.25**
  - i. LK Cafe
- g. 9/12/25 - **\$299.25**
  - i. JCNH Rentals
- h. 9/12/25 - **\$742.47**
  - i. Hydraulic Solutions #2 (Feb 26)
- i. 9/12/25 - **\$299.25**
  - i. Hydraulic Solutions #1 (July 26)
- j. 9/17/25 - **\$293.26**
  - i. Sweet Baby's at Rising Creek
- k. 9/23/25 - **\$424.26**
  - i. DILLIGAF Brewing

**SIP**

- a. 9/19/25 - **\$455.47**
  - i. Boondock Sales

**General Account**

None

**EPA Assessment Grant**

None

*Ms. Bloom reviewed the September 2025 deposits. She reminded the Board that the EPA Assessment Grant account will have a zero balance due to the way the invoices are processed. Ms. Bloom explained that once the invoices are approved the funds are drawn down from ASAP, once received into the account a check is then written and mailed.*

**VI. Approval of Checks for Payment**

**General Account**

- a. DeHaas Law, LLC, - **\$585.00**
  - i. General Services - \$585.00
- b. Brooklynn Laymon - **\$1,000.00**
  - i. WU Business Expansion Project

*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. Semonick*

*Second- Mr. Fox*

*All in favor.*

**VII. Brownfields Initiative**

- a. 2025 Assessment Grant
  - i. Cooperation Agreement

*Ms. Bloom stated the 2025 Cooperation Agreement has been signed by AMO Environmental Decisions and needs the Board's signature. She added things are moving forward.*

**VIII. New Business**

- a. 2026 Budget

*Ms. Bloom indicated she is currently working with the Budget Director and will advise the Board when finalized. She added with the CDBG Program and the admin from the EPA grant a majority of her salary is reimbursed.*

- b. Checking Account Interest Rates
  - i. Community Bank
  - ii. First Nation Bank

*Ms. Bloom stated Mr. Hook had requested the interest rates for the accounts and she has reached out but have not heard back from First National Bank and will follow up. She added Community Bank has provided the information on the General Account and once all information is received she will provide to the Board.*

- c. Greene County Futures Forum

*Ms. Bloom explained she received an email from Community Foundation that they have received funding from Heinz Foundation for a Greene County Futures Forum. She added the forum will talk about the future of economic development within the County and the first round table meeting will be held on October 29<sup>th</sup> from 4-6 at the CTC. Ms. Bloom stated that if any Board member would be interested in attending, she will RSVP for them. Mr. Scull and Ms. Semonick are both interested and Ms. Bloom will RSVP for them.*

- d. Greene Site Search
  - i. Renewal – 11/1/2025

*Ms. Bloom explained that the Green Site Search renewal is due November 1<sup>st</sup> and before processing the renewal the Board had indicated interest in changing. Ms. Bloom discussed Mr. Hook's interest in LoopNet but after looking into that service it was found to be similar to Greene Site Search. She added that the updates would come from the IDA or County's input. Ms. Bloom suggested taking another look at ReSimplifi. Mr. Scull suggested reaching out to Greene Site Search for a six-month contract to be able to more prepared to make a decision. Ms. Bloom will contact Greene Site Search and request a six-month invoice. Ms. Semonick requested a six-month trial for ReSimplifi if Greene Site Search doesn't work out.*

- e. DILLIGAF Brewing
  - i. Open House
    - 1. 11/6/25 from 4-5 PM

*Ms. Bloom stated DILLIGAF Brewing is holding an open house on November 6<sup>th</sup> from 4-5 PM. She added a Board member had asked for an update since they have a Revolving Loan.*

## **IX. Old Business**

- a. NJR

*Ms. Bloom stated the termination notice was filed by NJR. She added when this project was initiated Jamie Boyd was with NJR and our contact. Ms. Bloom mentioned since that time Ms. Boyd is with a new company and has reached out about the property. She explained Ms. Boyd is very interested in presenting to the Board and it could possibly be in November.*

- b. PRA Project

*\*\*Mr. Fox asked about a follow-up on Ben the Butcher. Ms. Bloom indicated possibly locations were provided and we were waiting to hear back. Mr. Fox asked Ms. Bloom to make contact and see if there is anything else the Board can do.*

## **X. Public Comment**

*None*

**XI. Executive Session**

*Mr. Scull requested a motion to enter into Executive Session at 9:24 AM.*

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

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

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

**XII. Next Meeting – November 18, 2025**

**XIII. Adjournment**


*Mr. Scull requested a motion to adjourn the meeting at 9:53 AM.*

*Motion to approve- Ms. Semonick  
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 November 18, 2025.

  
\_\_\_\_\_  
Chairman, Greene County Industrial Development Authority

  
\_\_\_\_\_  
Vice Chairman, Greene County Industrial Development Authority

  
\_\_\_\_\_  
Secretary, Greene County Industrial Development Authority

