

Greene County Industrial Development Authority

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

GCIDA Board Meeting Minutes January 13, 2026

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

Phil Hook, Chairman

Phone:

George Scull, Vice Chairman

None

Tim Fox, Treasurer

Tom Ayers, Board Member

Public:

Connie Bloom, Director

Greg Firely, AMO Environmental Decisions

Ernie DeHaas, Solicitor

Eric Harris, CST Attorney

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

III. Reorganization

a. Nomination of Officers

Ms. Bloom explained reorganization of the GCIDA Board happens annually. She added the current officers are Phil Hook- Chairman, George Scull – Vice Chairman, Greta Mooney – Secretary and Cheryl Semonick – Treasurer.

Ms. Bloom opened nominations.

Mr. Scull nominated Phil Hook as Chairman and Mr. Fox seconded. Mr. Hook accepted the nomination.

Ms. Bloom requested a motion to approve Phil Hook as Chairman.

Motion to approve- Mr. Scull

Second- Mr. Fox

All in favor.

Mr. Fox nominated George Scull as Vice Chairman and Mr. Hook seconded. Mr. Scull accepted the nomination.

Ms. Bloom requested a motion to approve George Scull as Vice Chairman.

Motion to approve- Mr. Fox

Second- Mr. Hook

All in favor

Mr. Scull nominated Greta Mooney as Secretary and Mr. Fox seconded. Ms. Bloom will reach out to Ms. Mooney for acceptance of nomination.

Ms. Bloom requested a motion to approve Greta Mooney as Secretary.

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

Mr. Scull nominated Tim Fox as Treasurer and Mr. Hook seconded. Mr. Fox accepted the nomination

Ms. Bloom requested a motion to approve Tim Fox as Treasurer.

*Motion to approve- Mr. Scull
Second- Mr. Hook
All in favor*

Ms. Bloom recapped the 2026 GCIDA Board Officers as Phil Hook – Chairman, George Scull – Vice Chairman, Greta Mooney – Secretary and Tim Fox – Treasurer. Ms. Bloom introduced Tom Ayres as the newest Board Member appointed by the Commissioners. Mr. Ayres introduced himself to the Board.

IV. Approval of Minutes – November 18, 2025

Mr. Hook requested a motion to approve the November 18, 2025 Meeting Minutes.

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

V. Treasurers Report

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

Ms. Bloom reviewed the December 2025 treasurers report. She explained the deposit report includes both November and December deposits due to the cancellation of the December meeting. Ms. Bloom stated all reports are through the end of 2025.

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

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

VI. Deposits

Revolving Loan Payments

- a. 11/3/25 - **\$299.25**
 - i. MR Structures
- b. 11/3/25 - **\$321.75**
 - i. Vending Solutions
- c. 11/14/25 - **\$299.25**
 - i. JCNH Rentals
- d. 11/14/25 - **\$620.00**
 - i. Morning Rush (Nov 25 & Dec 25)
- e. 11/14/25 - **\$293.26**
 - i. Sweet Babys at Rising Creek
- f. 11/14/25 - **\$299.25**
 - i. Hydraulic Solutions #1 (Sept 26)
- g. 11/14/25 - **\$424.26**
 - i. DILLIGAF Brewing (Oct 25)
- h. 11/14/25 - **\$299.25**
 - i. LK Cafe
- i. 11/18/25 - **\$742.47**
 - i. Hydraulic Solutions #2 (Apr 26)
- j. 11/18/25 - **\$424.26**
 - i. DILLIGAF Brewing
- k. 11/25/25 - **\$350.00**
 - i. Greene County Land Development #3
- l. 12/3/25 - **\$300.00**
 - i. Pennsylvlucky Precision
- m. 12/3/25 - **\$300.00**
 - i. 7 One Eight Design Build
- n. 12/3/25 - **\$600.00**
 - i. Blessed Valley Lodging (Nov 25 & Dec 25)
- o. 12/16/25 - **\$261.73**
 - i. Adam Lewis Trucking #4
- p. 12/6/25 - **\$293.26**
 - i. Sweet Baby's at Rising Creek
- q. 12/16/25 - **\$299.25**
 - i. MR Structures
- r. 12/16/25 - **\$299.25**
 - i. LK Cafe
- s. 12/16/25 - **\$299.25**
 - i. Hydraulic Solutions #1 (Oct 26)

SIP

- a. 11/3/25 - **\$455.47**
 - i. Boondock Sales
- b. 12/16/25 - **\$455.47**
 - i. Boondock Sales

General Account

- a. 12/19/25 - **\$50.00**
 - i. Michaels Auto Sales RLF App Fee

EPA Assessment Grant

None

Ms. Bloom reviewed the deposits for the Board. She reminded the Board these are deposits for both November and December 2025. Ms. Bloom discussed she had previously had to email Pennsylvucky Precision about late payments and Mr. Rice decided to set up automatic payments through his bank. She added these payments worked out for a while, however, the last payment was returned due to Insufficient funds. Ms. Bloom explained she did call and email Mr. Rice, but hasn't heard back as of today. She added another automatic payment was received yesterday and will get it deposited.

VII. Approval of Checks for Payment

General Account

- a. DeHaas Law, LLC - **\$310.00**
 - i. General Services
- b. CRS - **\$16.15** (ACH)
 - i. Credit Reports – Michaels Auto Sales
- c. Cypher & Cypher - **\$ 7,476.06**
 - i. 2024 Audit Invoice
- d. REsimplifi - **\$4,500.00** (ratify)
 - i. Commercial Building and Site Data Subscription
- e. Greene County Chamber of Commerce - **\$200.00**
 - i. 2026 Annual Membership Dues
- f. Observer Reporter - **\$164.46**
 - i. 2024 Audit Report Legal Notice
- g. Cincinnati Insurance - **\$1,847.00**
 - i. Policy Renewal

Assessment Grant Account

- a. AMO Environmental Decisions - **\$11,973.32**
 - i. November 2025 - \$3,390.88
 - 1. Develop Quality Management Plan
 - 2. Develop Quality Assurance Program Plan
 - 3. Initiation of Site Inventory
 - ii. December 2025 - \$8,582.44
 - 1. Finalize & Submit Quality Management Plan
 - 2. Finalize & Submit Quality Assurance Plan
 - ii. Develop Site Inventory

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 asked what is included in the Greene County Chamber membership dues and Ms. Bloom stated we can advertise through emails blast to all Chamber Members, the GCIDA is included in the membership directory and also receive information email updates.

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

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

VIII. Brownfields Initiative

- a. 2025 Assessment Grant
 - i. Inventory

Ms. Bloom stated the 2025 Assessment Grant inventory list was emailed to the Board prior to the meeting and it is also included in the printed packet. Mr. Firely explained the EPA Brownfields Program Assessment Grant enables the IDA to identify inventory and complete assessments on sites that the IDA does not own. He continued if a Phase I is completed prior to taking ownership the new owner would not be liable for any impacts that may be there. Mr. Firely mentioned this can assist in sites being sold for redevelopment without having an impact on the buyer or seller. He continued a success story of this program is Iron Auction Company in Carmichaels. Mr. Firely stated after a Phase I and Phase II were completed on the site, which sat vacant for 45 years because there were tanks in the ground, this site was able to be remediated and sold to Iron Auction Company who was able to expand and add three (3) jobs. Mr. Firely explained the inventory list include sites that have areas that could be redeveloped. He added this is the first pass and once the Board reviews and identifies the ones they would like to reaching out to the site owners a letter can be mailed to gauge interest. Mr. Firely mentioned this list is for internal use only. He discussed once a site is identified and the owner is willing to have their site assessed they must sign a form that give permission to discuss their site in public meetings.

IX. New Business

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

Ms. Bloom recounted that the Board wanted to reach out to see if the interest rates for our accounts could be increased. She added Community Bank did increase the rate from .03% to 3.76%. Ms. Bloom indicated she has reached out to First National and indicated what the other account was getting and First National wanted to know the type of account and what bank. Ms. Bloom replied she gave that information on January 5th but hasn't heard back. She added the hope would be for First National to match Community Bank.

- b. Revolving Loan Fund
 - i. Michaels Auto Sales

Ms. Bloom stated all the information is included in the Board packet for a Revolving Loan for Michaels Auto Sales. She added the financial review did recommend the loan but the final decision is up to the Board. Ms. Bloom explained Michaels Auto Sales applied for a \$50,000 loan for a term of 10 years to install a sewage line to the detailing/auto body shop. Mr. DeHaas explained he represents the sewage authority and the way he understand the nature of the project is once the line is installed it will be turned over to the authority. Mr. Scull added then this

will improve the infrastructure that is there. Mr. Hook mentioned he is concerned with some of the information included on the credit report. Mr. Hook asked what the collateral is and Ms. Bloom replied it is 2022 E. Roy Furman Highway. Ms. Bloom mentioned the estimate for the project totals \$64,800. Mr. Hook stated he has no problem with the loan as long as the collateral is there and it is real property. Mr. Fox agreed. Ms. Bloom asked if this could be approved contingent on the IDA being the first lien on the property and Mr. DeHaas confirmed after a lien search.

Mr. Hook requested a motion to approve the Michaels Auto Sales for a Revolving Loan in the amount of \$50,000 for a term of 10 years at 1% contingent on a lien search and appropriate collateral.

Motion to approve- Mr. Scull

Second- Mr. Fox

All in favor.

ii. Sweet Baby's at Rising Creek

Ms. Bloom explained Sweet Baby's at Rising Creek is interested in selling the business and the new owner is requesting an assumption of the current loan. Mr. DeHaas stated the current loan is to an LLC and it was for \$49,000 for a term of 15 years. He added the LLC does not own the real estate but the husband and wife did secure the loan with a mortgage. Mr. DeHaas mentioned a question would be what is being sold. Mr. Scull indicated he is uncomfortable with the lack of information and need to provide more specific details before the Board could consider. Mr. Hook agreed. Ms. Bloom will get more information.

iii. Financial Review

Ms. Bloom confirmed the alternate Financial Reviewer will be Heather LaNoue per Ami Cree.

c. CST Bi-Monthly Update

Ms. Bloom reintroduced Eric Harris, who is the attorney for CST. Mr. Harris explained unfortunately an agreement could not be reached with the site across the river so CST is giving up on being able to link those two sites for the DEP grant funding. He added a comprehensive chemical analysis has been completed by H&H Water in Carmichaels and is being reviewed to determine how to move forward. Mr. Harris stated CST would like to move forward with purchasing the property by July 31st so they can deal with tax assessment. He mentioned CST is working with the Natural Streams Foundation to identify additional grant funding. Mr. Harris explained there is no reason for the County and IDA to hold the property any longer and they would like to move forward with the title searches and purchasing the site. Ms. Bloom stated she thought the extension was through March 2026 and Mr. DeHaas confirmed that is the end of the term of the Option. Mr. DeHaas continued, CST would have to exercise the Option before that date then a closing date could be set. Mr. Harris mentioned he will inform Mr. Bokat of those dates and the plan is to exercise the Option on or before March to get this property back on the tax rolls. Ms. Bloom thanked Mr. Harris for the update.

- d. Cypher & Cypher
 - i. 2024 Audit Report
 - ii. Management Letter (2025, 2026, 2027)

Ms. Bloom stated the 2024 Audit Report has been completed and a printed copy has been provided to the Board. She added all adjusting journal entries have been entered and there were no significant findings. Mr. Scull stated that he is happy with the work of Cypher & Cypher and is pleased that Ms. Bloom has challenged some of the items provided by Cypher & Cypher. Ms. Bloom has reached out and requested an itemized invoice to clarify some of the charges on the invoice.

- e. Site Search
 - i. REsimplifi

Ms. Bloom stated that as soon as payment is received, a link will be provided to add to our website to replace the Zoom Prospector, the current third party for Greene Site Search. She added this is updated without any input from the County, but if we know of any properties, we can provide the information to be added.

X. Old Business

- a. Airport Property

Mr. DeHaas explained the final extension expires on March 5th and at the point the developer would need to decided to walk away, request an additional extension and payment would not go towards the purchase price or they could exercise the option. He added if they chose to exercise the option they must close within thirty days.

- b. Mather Property

Mr. Scull suggested to post a sign advertising the property for lease as a lay down area. He added the brush hogging was well done and made it an attractive site. Mr. Scull mentioned possibly using West Greene High School to make the banner. Ms. Bloom will reach out to Kayla Hildreth about making a sign.

- c. USDA Butchering Facility

Mr. Fox stated the individual is still very interested and is wrapping up some year end things and he will continue to follow up.

- d. Greene County Futures Forum

Ms. Bloom stated she is not aware of any upcoming meetings for the Futures Forum but will share it once received.

- e. Business Expansion Listing

Ms. Bloom stated the final spreadsheet was provided to the Board.

f. PRA Project

Ms. Bloom stated she provided the 2025 request recap to the Board. She added she was unaware of any movement on any of the requests which is normal.

XI. Public Comment

None

XII. Executive Session

None

XIII. Next Meeting – February 10, 2026

XIV. Adjournment

Ms. Bloom requested a motion to adjourn the meeting at 10:14 AM.

Motion to approve- Mr. Scull

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 February 10, 2026.



Chairman, Greene County Industrial Development Authority



Vice Chairman, Greene County Industrial Development Authority



Secretary, Greene County Industrial Development Authority