Greene **C**ounty **I**ndustrial
Development **A**uthority

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

GCIDA Board Meeting
Minutes
February 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
Tom Ayers, Board Member
Connie Bloom, Director
Ernie DeHaas, Solicitor

Phone:
Phil Hook, Chairman
Greg Firely, AMO Environmental Decisions

Public:
None

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

III. Approval of Minutes – January 13, 2026

Mr. Scull requested a motion to approve the January 13, 2026 Meeting Minutes.

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

IV. Treasurers Report

a. **Balance Sheet** as of January 31, 2026
b. **Profit & Loss** as of January 31, 2026
c. **Deposit Detail** as of January 31, 2026

Ms. Bloom reviewed the January 2026 treasurers reports that were included in the Board's packet. She added this month the Assessment Grant recap was included as well.

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

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

V. Deposits

Revolving Loan Payments

a. 1/9/26 - **$299.25**
   i. LK Cafe
b. 1/9/26 - **$742.47**
   i. Hydraulic Solutions #2 (May 26)
c. 1/9/26 - **$598.50**
   i. JCNH Rentals (Dec 25 & Jan 26)
d. 1/9/26 - **$300.00**
   i. 7 One Eight Design Build
e. 1/9/26 - **$424.26**
   i. DILLIGAF Brewing (Dec 25)
f. 1/14/26 - **$321.75**
   i. Vending Solutions (Dec 25)
g. 1/14/26 - **$321.75**
   i. Vending Solutions (Jan 26)
h. 1/14/26 - **$252.41**
   i. Adam Lewis Trucking #5
i. 1/14/26 - **$261.73**
   i. Adam Lewis Trucking #4
j. 1/14/26 - **$299.25**
   i. MR Structures
k. 1/14/26 - **$293.26**
   i. Sweet Baby's at Rising Creek
l. 1/14/26 - **$1,150.00**
   i. Mankind Gentlemen's Cuts (Sept 25, Oct 25, Nov 25, Dec 25, Jan 26)
m. 1/20/26 - **$299.25**
   i. Hydraulic Solutions #1 (Nov 26)
n. 1/20/26 - **$742.47**
   i. Hydraulic Solutions #2 (June 26)
o. 1/23/26 - **$424.26**
   i. DILLIGAF Brewing
p. 1/29/26 - **$1,200.00**
   i. Blessed Valley Lodging (Jan 26, Feb 26, Mar 26, Apr 26)
q. 1/29/26 - **$299.25**
   i. Hydraulic Solutions #1 (Dec 26)

SIP

a. 1/20/26 - **$455.47**
   i. Boondock Sales

General Account

a. 1/20/26 - **$50.00**
   i. Carmichaels Service Center RLF App Fee

EPA Assessment Grant

a. 1/13/26 - **$3,390.88**
   i. ASAP Drawdown

b. 1/13/26 - **$8,582.44**
    i. ASAP Drawdown

Ms. Bloom reviewed the deposits for the Board. She added Boondocks Sales is aware there are only two payments remaining before the SIP balloon payment is due. Ms. Mooney inquired the amount of the balloon payment and Ms. Bloom stated around $52,000.

VI. Approval of Checks for Payment

General Account

a. DeHaas Law, LLC - **$380.00**
    i. General Services
b. Connie Bloom - **$78.87**
    i. Adams Tax Helper – 1099 form processing
c. Carmichaels Service Center - **$ 50.00**
    i. RLF Application Fee
d. Observer Reporter - **$100.14**
    i. 2026 Meeting Dates

Assessment Grant Account

a. AMO Environmental Decisions - **$2,245.50**
    i. January 2026
        1. Site Inventory
        2. GIS Mapping
        3. EPA Quarterly Reporting
        4. US ACRES Update

Ms. Bloom reviewed the checks for payment for the Board and indicated these invoices were included in the email for the Board's review. She added that part of the Adams Tax Helper will be reimbursed from the RDA and deposited into the General Account. Mr. Scull commented Connie and Nikki work well together. Ms. Bloom explained the check for Carmichaels Service Center is the RLF application fee due to the applicant not being eligible to apply. She added after discussing the application with Mr. DeHaas, the application is ineligible since the primary business owners are the same for Michaels Auto Sales and per the guidelines, you can only receive $50,000 in a 12 month period. Ms. Mooney asked if advertising on the IDA and County webpages would check the box versus paying to have the ad in the newspaper. Mr. DeHaas replied no due to the statute requires the ad to be placed in the general circulation newspaper in the County.

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

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

VII. **Brownfields Initiative**

a. 2025 Assessment Grant

i. Inventory

Ms. Bloom mentioned the inventory list was provided to the Board at the last meeting and the Board was going to discuss the top ten sites to contact. Mr. Firely indicated we can discuss during the meeting next month and that would include the mapping of the sites in real time. Mr. Firely explained the Quality Management Plan was submitted and there were some minor comments that were addressed. He added that plan was resubmitted with those changes and we should be hearing something back on that shortly. Mr. Firely stated the Quality Assurance Program Plan was approved. He added from start to finish once a site is selected and the owner contacted it could take a total of six months and more than one site at a time.

VIII. **New Business**

a. Statement of Financial Interest

Ms. Bloom explained these forms are completed annually and a copy has been provided in the Board's packet. She added once they are received, she will turn into HR. Ms. Bloom mentioned she also emailed them if they would prefer to complete electronically.

b. Revolving Loan Fund

i. Carmichaels Service Center

Ms. Bloom explained this was discussed during the approval of checks for payment.

ii. Pennsyltucky Precision

Ms. Bloom stated a second check has been returned for insufficient funds and has reached out to Mr. Rice to advise him. She added she didn't receive a reply so another email was sent. Ms. Bloom indicated Mr. Rice did respond and asked for the checks to be held until Wednesday. Ms. Mooney asked if the NFS check fee is being passed onto Pennsyltucky and Ms. Bloom confirmed.

c. Mather Property

i. Helioscope

Ms. Bloom stated in the Board packet the Helioscope from the ARMS Group regarding a possible solar development in Mather. She added that this was brought to the IDA by Commissioner McClure who met with this group on their development for the Mon Valley Alliance. Mr. Hook stated this group is a consultant who would write the application to PJM or direct metering. He added the Board needs to get more information. Mr. Scull agreed. Mr. Hook asked Ms. Bloom to reach out for a copy of the feasibility study that NJR completed.

d. Cypher & Cypher

i. Management Letter (2025, 2026, 2027)

Ms. Bloom stated she did contact Cypher & Cypher regarding the increase to the audit every year. She added they did agree to some of the changes to reduce the cost and are willing to work with us, but there isn't much flexibility. Ms. Bloom mentioned she did let Cypher & Cypher know the Board is pleased with their performance, but the concern is the price has increased every year and the programs have decreased as well as the administrative errors. Ms. Mooney inquired if the Board is interested in an RFQ. Mr. Scull suggested only signing for a year. Ms. Bloom will reach out.

e. Site Search

i. REsimplifi

Ms. Bloom stated REsimplifi is active on the Greene County website and it utilizes Greene Site Search as the way to access it. She added after the Board reviews, any sites identified that need to be added we can provide the information to get the site added.

IX. Old Business

a. Airport Property

Mr. DeHaas stated the deadline to exercise the option is March 5th. He added at that time they would need to exercise the option or ask for a further extension, but there is no agreement as to what they would pay for the extension and it would not go towards the purchase price. If they exercise the option the agreement provides the closing would be within 30 days.

b. USDA Butchering Facility

Ms. Bloom mentioned Mr. Fox is the lead with this and he wasn't able to attend this meeting.

c. Greene County Futures Forum

Ms. Bloom stated there was a second meeting last week that Mr. Scull and Mr. Hook attended. Mr. Scull explained this meeting was much improved from the first meeting. He added he feels more comfortable that things are moving in the right direction. Mr. Hook discussed he felt the meeting was okay given Mr. Scull review of the first meeting and is curious to see the follow through.

d. Business Expansion Listing

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

e. PRA Project

Ms. Bloom stated has not received any requests recently.

X. Public Comment

None

XI. Executive Session

Ms. Scull requested a motion to enter into Executive Session at 9:45 AM.

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

Mr. Scull requested a motion to exit out of Executive Session at 10:13 AM.

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

XII. Next Meeting – March 10, 2026

XIII. Adjournment

Mr. Scull requested a motion to adjourn the meeting at 10:15 AM.

Motion to approve- Ms. Mooney
Second- Mr. Hook
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 March 10, 2026.

Chairman, Greene County Industrial Development Authority

Vice Chairman, Greene County Industrial Development Authority

Secretary, Greene County Industrial Development Authority