Greene County Industrial Development Authority

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

GCIDA Board Meeting
Minutes
June 9, 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
Matt Stuck, Board Member
Connie Bloom, Director
Ernie DeHaas, Solicitor

Phone:
None

Public:
Greg Firely, AMO Environmental Decisions

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

III. Approval of Minutes – May 12, 2026

Mr. Scull requested a motion to approve the May 12, 2026 Meeting Minutes.

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

IV. Treasurers Report

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

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

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. 5/5/26 - **$299.25**
   i. MR Structures
b. 5/5/26 - **$321.75**
   i. Vending Solutions
c. 5/5/26 - **$261.73**
   i. Adam Lewis Trucking #4
d. 5/5/26 - **$299.25**
   i. Hydraulic Solutions #1 (March 27)
e. 5/5/26 - **$1484.94**
   i. Hydraulic Solutions #2 (Sept 26 & Oct 26)
f. 5/5/26 - **$757.72**
   i. Adam Lewis Trucking #6
g. 5/5/26 - **$438.02**
   i. Michaels Auto (April 26)
h. 5/5/26 - **$252.41**
   i. Adam Lewis Trucking #5
i. 5/18/26 - **$293.26**
   i. Sweet Baby's at Rising Creek
j. 5/18/26 - **$299.25**
   i. LK Cafe
k. 5/18/26 - **$742.47**
   i. Hydraulic Solutions #2 (Nov 26)
l. 5/18/26 - **$1,600.00**
   i. Mankind Gentlemen's Cuts (Jan – May 26)
m. 5/21/26 - **$438.02**
   i. Michaels Auto
n. 5/21/26 - **$930.00**
   i. Morning Rush (Mar – May 26)
o. 5/21/26 - **$43,811.79**
   i. Sweet Baby's at Rising Creek
      1. Loan Pay off $43,643.79
      2. UCC Termination/Mortgage Satisfaction - $168.00
p. 5/26/26 - $**299.25**
   i. JCNH Rentals
q. 5/26/26 - **$424.26**
   i. DILLIGAF Brewing
r. 5/26/26 - **$750.00**
   i. Greene County Land Development #3 (Apr & May 26)
s. 5/26/26 - **$350.00**
   i. Greene County Land Development #3 (Jun 26)
t. 5/28/26 - **$350.00**
   i. 7 One Eight Design Build (Jun 26)
u. 5/29/26 - **$1,000.00**
   i. Pennsyltucky Precision (Apr – Jun 26

SIP

a. 5/21/26 - **$1,498.54**
   i. Boondock Sales

General Account

None

EPA Assessment Grant

a. 5/12/26 - **$3,381.00**
   i. ASAP Draw Down

Ms. Bloom reviewed the deposits for the Board. She added Sweet Baby's at Rising Creek paid off their loan. Ms. Bloom reminded the Board they had been trying to sell the business for a while and was finally successful. Ms. Bloom explained Pennsyltucky Precision is now paid up through June 2026 and plans to continue with the quarterly payments. She added Mankind Gentlemen's Cuts made a payment and are current through May 2026. Mr. Scull stated Ms. Bloom was effective in getting these late payments. Ms. Bloom indicated that the SIP repayment from Boondocks is current and the payments have been made on time. Mr. Scull asked if there was an update on Pizza Italia and Mr. DeHaas replied there is no update. Mr. DeHaas indicated there is a mortgage, so the Board does have some security. He added he will check to see if there is an estate. Ms. Mooney asked what a reasonable amount of time is appropriate. Mr. DeHaas stated normally an estate is open within weeks after a death. Mr. Scull mentioned the business partner was his mother and she passed as well. Mr. DeHaas asked the balance and Ms. Bloom replied $20,593.00. Mr. DeHass stated assuming the Authority has the first lien then balance should be able to be recovered. Ms. Bloom will send loan documents to Mr. DeHaas.

VI. Approval of Checks for Payment

General Account

a. DeHaas Law, LLC - **$654.00**
   i. General Services – $570.00
   ii. UCC Filing - $84.00
      1. Sweet Baby's at Rising Creek Termination
b. Connie Bloom – **$61.75**
   i. Sweet Baby's at Rising Creek Satisfaction

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. Site Owner Outreach
   ii. Community Outreach
   iii. New Sites

Mr. Firely explained owner outreach has been done. He added there is one site currently being assessed. Mr. Firely stated the address is 50 Rolling Meadows Road and it has been approved by the EPA. Mr. Firely indicated he will be stopping by the site to get the agreement signed by the owner and conduct a site walk.

Ms. Bloom requested Mr. Firely give a quick explanation of the Assessment Grant for Matt Stuck, who is the new IDA Board Member. Mr. Firely mentioned the EPA has a grant program to assess brownfield sites. He added these sites can be up to $500,000 for county agencies to be able to step in assess sites that they do not own. Mr. Firely explained when you purchase a site you own the history of what happened on that site with environmental issues unless you complete a Phase I. He added the Phase I shows what is there when you take ownership and the Assessment Grant can pay for those costs.

Mr. Firely requested additional sites to add to the outreach since there has not been any response from the first list of sites. Ms. Bloom will send another email to the municipalities and Mr. Hook suggested attending the township officials' meeting which happens once a quarter. Ms. Mooney mentioned Ms. Bloom has done that outreach with no luck. Mr. Fox asked about the old Carnegie pump station behind the fairgrounds. He added that he thought it was for sale. Mr. Scull indicated there is a "for sale" sign on the property and Mr. Fox agreed.

VIII. New Business

a. RLF
   i. Sweet Baby's at Rising Creek

Ms. Bloom explained Sweet Baby's paid-off their revolving loan and the mortgage satisfaction has been filed as well as the UCC termination.

b. Mather Property
   i. Lease/Sale Price

Ms. Bloom stated she has had a couple of inquiries on the price to lease or buy the Mather site since the sign was hung up. Mr. Hook asked how many buildable acres there are and Ms. Bloom replied the gob pile itself is not buildable. Mr. Scull recommended assessing what is buildable versus unusable. Ms. Mooney asked Mr. Firely his opinion. Mr. Firely stated there are still some rail ties on the site that would need to be investigated. Ms. Mooney asked if the report that went to DEP indicates how many acres are clear for all activities and how many are clear for industrial. Mr. Firely stated the site is good for industrial. Ms. Mooney states when we receive interest the Board should present all the facts and information available. Mr. Scull added more detail needs to become available on the value of the property. Mr. Hook asked if the inquiries were to lease or buy the property and Ms. Bloom replied they wanted information for both. Mr. Firely mentioned he would have to check if is allowable, but possibly moving the rail ties to a secluded area of the site on tarping and sample the soil under where they were. He added they are now located in an isolated area to eventually be removed. Mr. Firely stated the biggest cost is the removal of the rail ties. He suggested if that is an option then the parcel could be subdivided and have the gob pile as one parcel, *the area where the rail ties are as one parcel and the usable area as one parcel. Mr. Hook stated parceling out does make sense. Mr. Scull stated a plan does need to be developed.*

c. Crucible Property

i. Closing

Mr. DeHaas mentioned the closing is scheduled for June 30th. He stated he hasn't heard back regarding the meets and bounds description and needs to have this information to be able to finalize the County deed. Mr. DeHaas reminded the Board the County still owns the property and on the day of closing the County will convey the property to the Authority who will then convey it the purchaser. He stated the Board needs to decide if they will consent to an assignment. Mr. DeHaas explained the agreement provides that they don't have a right to assign to another entity but there is a provision to consent to an assignment to an affiliate of CST. He added Froops Land has all the same principal members as CST. Mr. DeHaas reminded the Board that there is also a provision that if development hasn't occurred to the Boards satisfaction, then the property would come back to the Authority. He added that he will provide his invoice for this property once the closing is final.

Mr. Hook requested a motion to approve an assignment from CST to Froops Land.

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

IX. Old Business

a. USDA Butchering Facility

Mr. Fox stated he reached out to Ben the Butcher about approaching Iron Senergy regarding their property in Blairtown. He explained Ben is interested in the CTC location and a possible partnership with them. Mr. Fox discussed that he would try to schedule a meeting with Mark Krupa and see if there is any interest.

b. Greene County Futures Forum

Ms. Bloom stated there should be emails to update the information for this group. She added they plan to meet once a month to continue moving the initiative forward. Mr. Scull stated the first meeting was held last week or the week before. He added they are looking for some additional funding but plan to continue the work with growing Greene County.

c. Business Expansion Listing

Ms. Bloom stated there is no update. Ms. Mooney would like to resume the brainstorming meetings on potential development. Mr. Scull agreed. Mr. Hook offered his office as a location and suggested July. Mr. Scull suggested July 9th at 5:30 pm. Ms. Bloom will send a meeting request.

d. PRA Project
   i. Beacon

Ms. Bloom stated there was only one request sent during the previous month. She added no parcel was submitted.

X. Public Comment

None

XI. Executive Session

None

XII. Next Meeting – July 14, 2026

XIII. Adjournment

Mr. Hook requested a motion to adjourn the meeting at 9:50 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 July 14, 2026.

Phillip C. Hook

Chairman, Greene County Industrial Development Authority

Vice Chairman, Greene County Industrial Development Authority

Secretary, Greene County Industrial Development Authority